



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£409,000



15 Roman Avenue, Heritage Fields, Nuneaton CV11 6AF

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KEY ESTATE AGENTS

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Welcome to your dream home in the quiet, sought-after development of Weddington, Nuneaton. This stunning detached house boasts four double bedrooms, including a master ensuite, a beautifully designed kitchen, and a stylish decor throughout.

The property's excellent condition is matched only by its low maintenance garden and integral garage. With driveway space for two vehicles, parking will never be an issue in this family-friendly setting.

Located in the desirable catchment area for Higham Lane School, you'll have peace of mind knowing your children are receiving a top-notch education. The easy access to the A5 and motorways makes commuting a breeze for busy professionals, while the tranquil surroundings offer the perfect oasis to unwind after a long day.

Don't miss out on the chance to call this property home. Book your viewing today and start envisioning a life filled with convenience, style, and community in Weddington, Nuneaton.

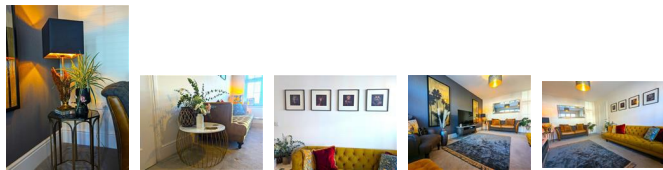
Council Tax Band: E
Tenure: Freehold
EPC Grade: B

Entrance 6'7" x 5'7" (2.013 x 1.710)



Entrance via UPVC door into spacious hallway with doors leading to Living Room and Kitchen. Stairs to First Floor.

Living Room 16'10" x 11'1" (5.134 x 3.379)



A beautifully stylish living area that sets the perfect tone for a relaxing evening reading a book or watching your favorite film in style.

Kitchen 19'4" x 13'7" (5.906 x 4.16)



Large, modern and open plan kitchen with island, ample cupboard and worktop space and fully integrated appliances. Patio doors let in ample amounts of sunshine and create the perfect suntrap for sitting and enjoying a morning coffee or tea.

Utility 9'10" x 5'8" (3.020 x 1.749)

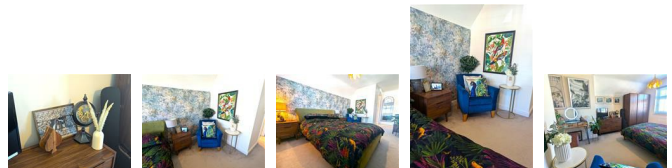
Handy and reasonably sized utility room with sink and space for washing machine and other appliances.

Downstairs WC 5'9" x 3'5" (1.755 x 1.061)



Downstairs washroom with toilet and basin. Useful for any visiting guests!

Master Bedroom 19'11" x 11'1" max (6.079 x 3.392 max)



Impressively spacious master room with En-Suite, stylish décor and bags of room for additional furniture.

Master En Suite 8'1" x 4'11" (2.464 x 1.501)



Good sized master En Suite with basin, toilet and large shower.

Bedroom Two 12'0" x 10'6" max (3.665 x 3.221 max)



A good sized double room. Light and airy with plenty of space for a double bed and additional furniture.

Bedroom Three 10'8" x 10'3" max (3.274 x 3.140 max)



Another good sized double room situated at the front of the property. Plenty of space for a double bed and other bedroom furniture.

Bedroom Four 11'6" x 10'3" max (3.510 x 3.127 max)



A generously sized double with a handy space for a desk for working from home. Looks out over the rear garden.

Bathroom 7'3" x 5'7" (2.231 x 1.721)



Family bathroom located upstairs, with bath with shower over, basin and modern WC.

Garden



Lovely low maintenance garden with pagoda and patio area, making a fantastic space for summer barbecues. The lawn is large and well maintained with a cosy extra patio area for sitting and enjoying the sun in the afternoon.

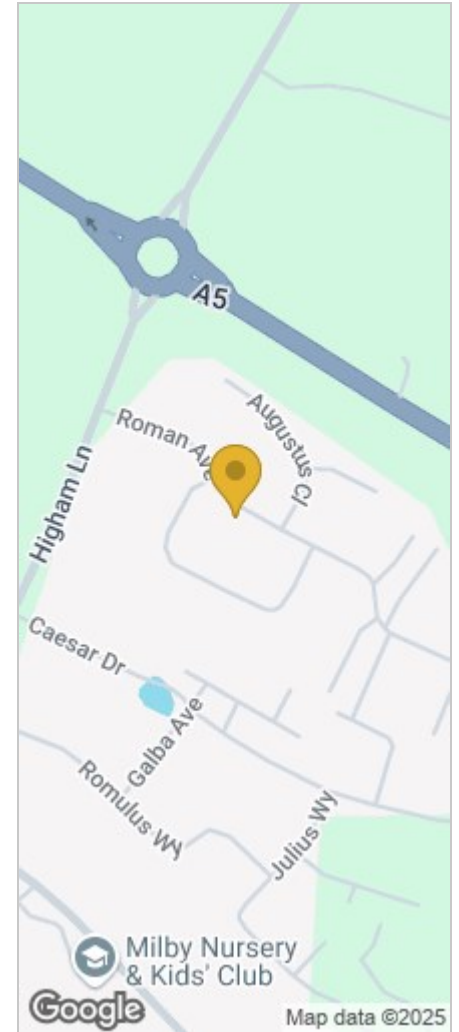
Rental Yield
£1800-£1900 PCM

Agents Notes

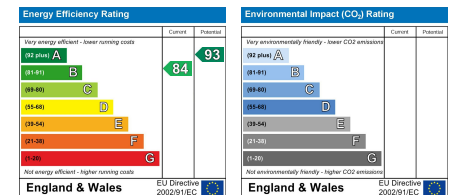
Floor Plan



Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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