KEY

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For Sale

Tel: 024 7635 7645







Offers Around £75,000

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10 Overbrook Grange, Nuneaton CV11 6BQ

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

10 Overbrook Grange

Nuneaton CV11 6BQ

Offers Around £75,000







- *Attractive two-bedroom park home*
- *Replacement roof and boiler installed in 2024*
- *Fitted kitchen & Bathroom with three-piece suite and electric shower*
- *Double glazing throughout*
- *Convenient access to the A5, Nuneaton and Hinckley*
- *Situated within the popular Overbrook Grange development*
- *Comfortable lounge with good natural light*
- *Private driveway providing off-road parking*
- *Landscaped gardens surrounding the property*
- *Monthly pitch fee/ground rent: £165.91. Council Tax Band A. EPC not required for park homes*

Key Estate Agents are pleased to offer for sale this attractive two-bedroom park home, conveniently situated within the popular Overbrook Grange development. Having benefited from improvements including a replacement roof and boiler in 2024, this neatly arranged home offers comfortable accommodation, double glazing throughout and its own private driveway.

The accommodation briefly comprises a lounge, fitted kitchen, two bedrooms and a bathroom fitted with a three-piece suite incorporating an electric shower. Externally, the property benefits from a private driveway providing off-road parking and neatly landscaped garden areas surrounding the home, offering pleasant outdoor space to relax and enjoy.

Overbrook Grange occupies a convenient position on Watling Street, with direct access to the A5 and connections towards the wider Midlands road network. Nuneaton town centre is approximately 3 miles away, offering a range of shops, supermarkets, leisure facilities and everyday amenities, while Hinckley is approximately 5 miles away. The location is ideal for those seeking a quieter residential setting without losing convenient access to nearby towns and commuter routes.

An internal inspection is highly recommended to appreciate the accommodation, improvements and outdoor space this appealing park home has to offer.

Monthly pitch fee/ground rent: £165.91. Council Tax Band A. EPC not required for park homes.

Agents Disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.


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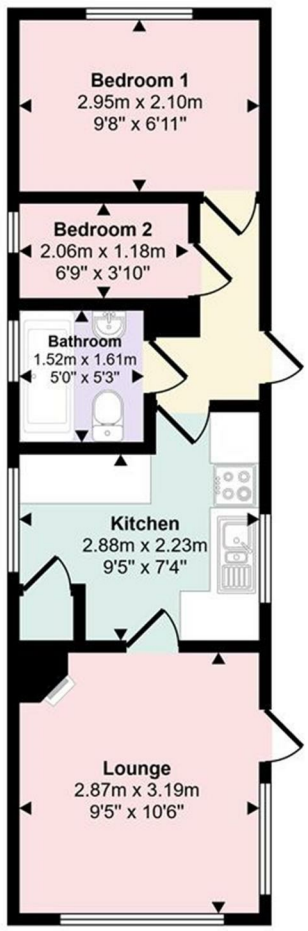






Floor Plan

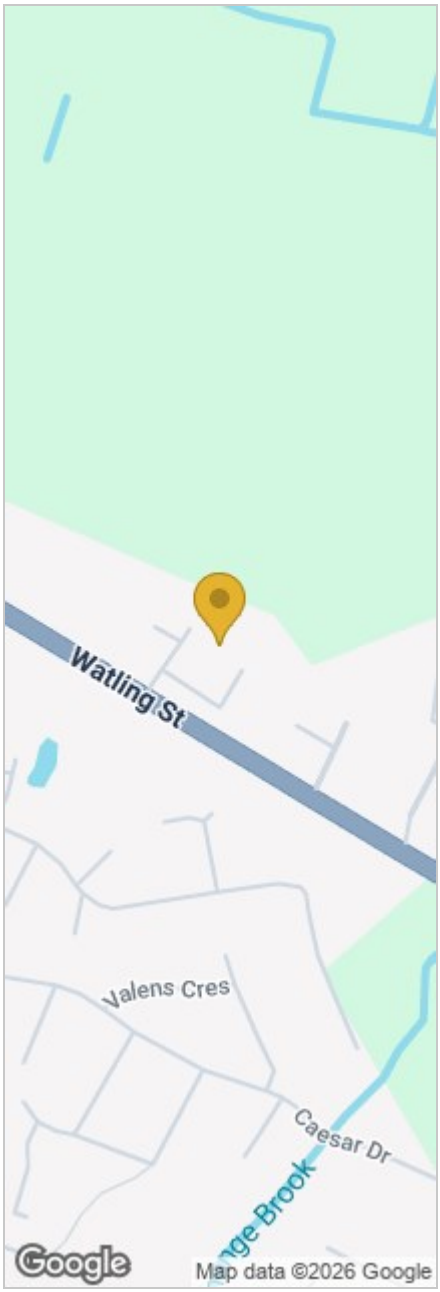
Approx Gross Internal Area
32 sq m / 342 sq ft



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the Nuneaton, Bedworth and Hinckley and surrounding villages.

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

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents
2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com

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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.