KEY

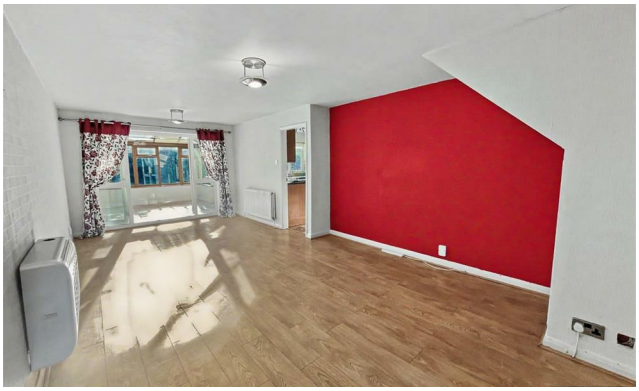
THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645







Offers Around £270,000

3 2 1 C

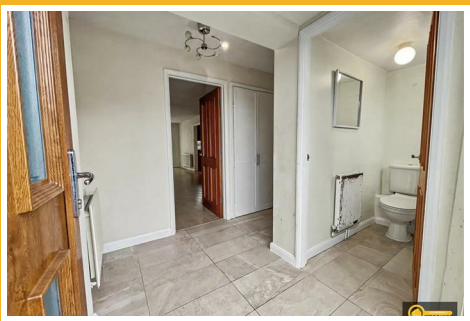
13 Willowfields Road, Whitestone, Nuneaton CV11 6PR

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

13 Willowfields Road

Whitestone, Nuneaton CV11 6PR

Offers Around £270,000


- ***Spacious freehold detached family residence***
- ***Popular Whitestone location***
- ***Three double bedrooms***
- ***Block-paved driveway and integral garage***
- ***Tenure - Freehold. Local authority - NBBC. Council tax band - C. EPC rating C.***
- ***Offered for sale with no upward chain & Vacant possession***
- ***Generously proportioned 22ft lounge/dining room, Brick-based conservatory***
- ***Principal bedroom with en-suite shower room***
- ***Enclosed rear garden with lawn and paved patio***

Key Estate Agents are thrilled to offer for sale this spacious freehold detached family residence, offered with no upward chain and vacant possession, pleasantly situated within the ever popular residential area of Whitestone and conveniently positioned for Nuneaton town centre, local amenities and excellent commuter links to surrounding towns and major road networks, this property offers fantastic potential for growing families, discerning first-time buyers and investors alike.

Although the property would benefit from some modernisation and updating, it offers fantastic potential, with generously proportioned accommodation providing an exciting opportunity for buyers to put their own stamp on the property and create a superb home tailored to their tastes and lifestyle. An internal viewing is highly recommended to fully appreciate the space, potential and possibilities on offer.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor, a cloakroom/WC, and a particularly spacious lounge/dining room extending to approximately 22ft, with access into a brick-based conservatory. There is also a well-equipped kitchen fitted with a comprehensive range of matching base, drawer and wall units.

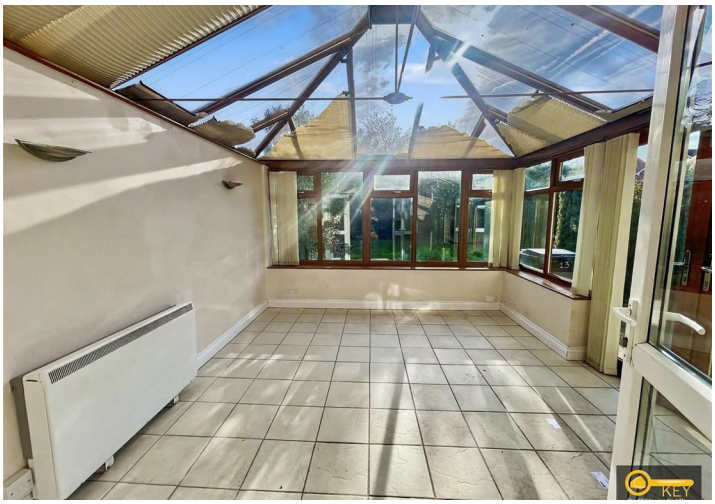
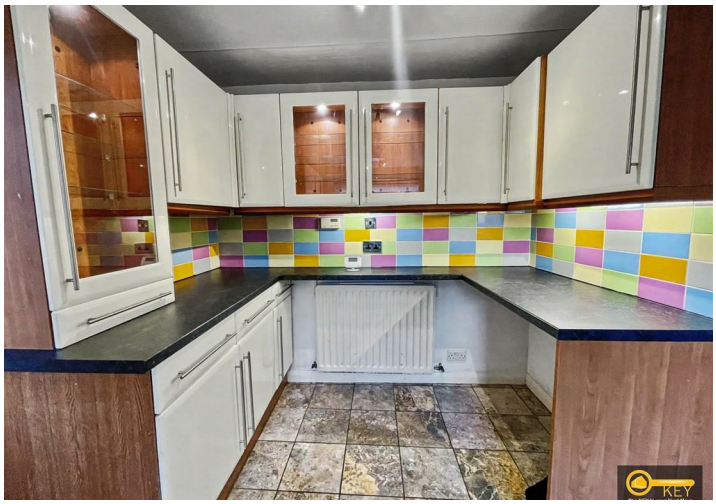
To the first floor are three double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom fitted with a white three-piece suite.

Externally, a block-paved driveway provides off-road parking for several vehicles and access to the integral garage. Side pedestrian access leads to a fully enclosed rear garden, laid mainly to lawn with a paved patio area.

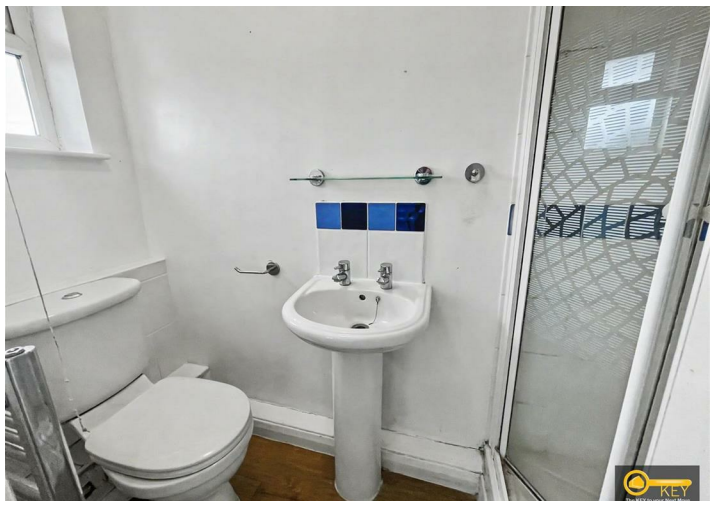
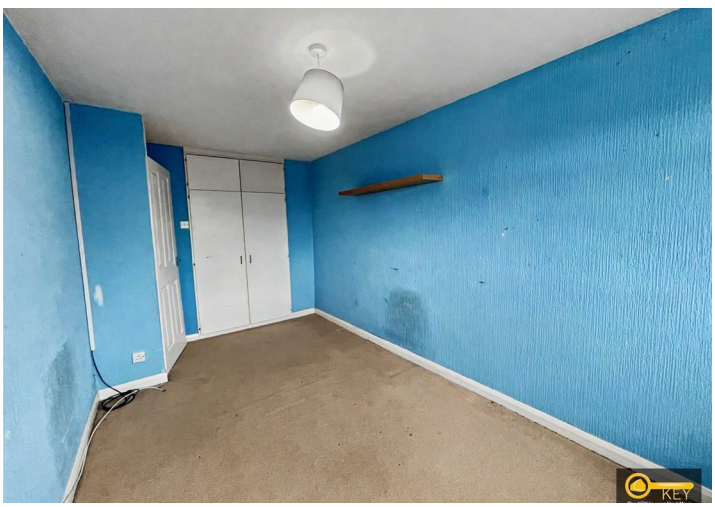
Overall, this is an excellent opportunity to acquire a spacious detached home with considerable potential in a popular residential location. internal inspection is highly recommended.

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.

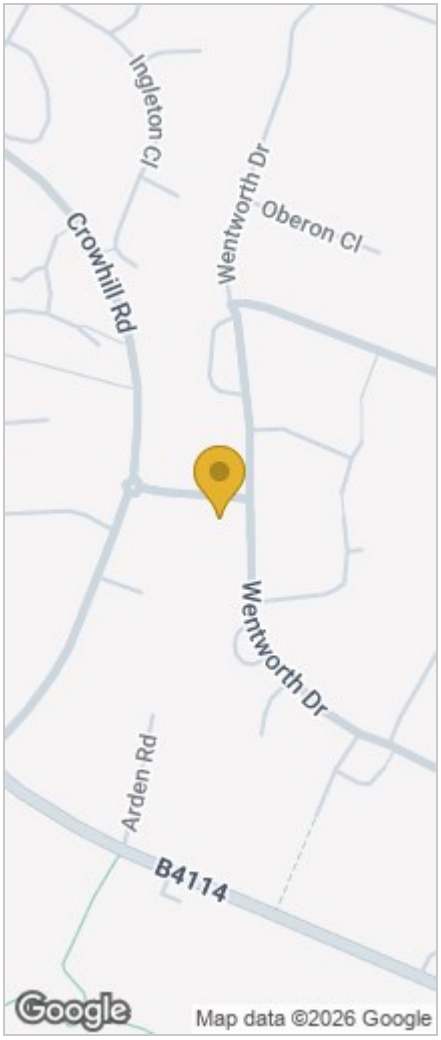


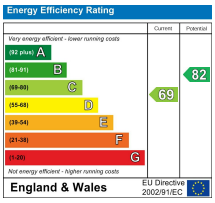

Floor Plan

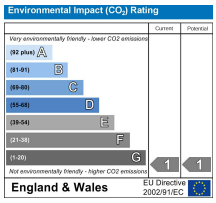


Area Map



Energy Efficiency Graph





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

These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.
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.