HOPKINS & DAINTY
ESTATE AGENTS









Black-A-Tree Road, Nuneaton, CV10 8AG

£145,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this two bedroom, semi detached home. Comprising Hall, Lounge and Kitchen/Diner to the ground floor; with two bedrooms and a bathroom upstairs.

The property has gas central heating and single glazing. Front and rear gardens.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall

Accessed via a front entrance door, with a radiator, stairs rising to the first floor and a door to:

Lounge 12'5">11'4" x 10'5" (3.79>3.47 x 3.19)



With an ornamental fireplace, radiator, laminate flooring and coving to the ceiling. Front window and a folding door to:

Kitchen/Diner 15'5" x 13'7">9'10" (4.71 x 4.16>3.01)



Fitted range of base and wall units with worktops and an insect sink and drainer. There is space for a cooker and further appliances, wall mounted gas boiler, a radiator, side and rear windows and a door to the rear garden.

First Floor Landing

With a built in storage cupboard, access to the loft space and doors leading off.

Bedroom 1 15'7">12'5" x 10'5" (4.76>3.81 x 3.19)



Main bedroom with a radiator and two front windows.

Bedroom 2 9'10" x 8'5" max. (3.02 x 2.58 max.)



Rear bedroom with a built in cupboard housing the hot water cylinder; radiator and rear window.

Bathroom 6'7" x 5'5" (2.03 x 1.67)



Three piece suite comprising bath with a shower over, wash hand basin and WC. Extractor vent, side and rear windows.

Front Garden

To the front of the property there is an open lawn garden and path to the entrance door, with a gated to side entry to the rear garden.

Rear Garden

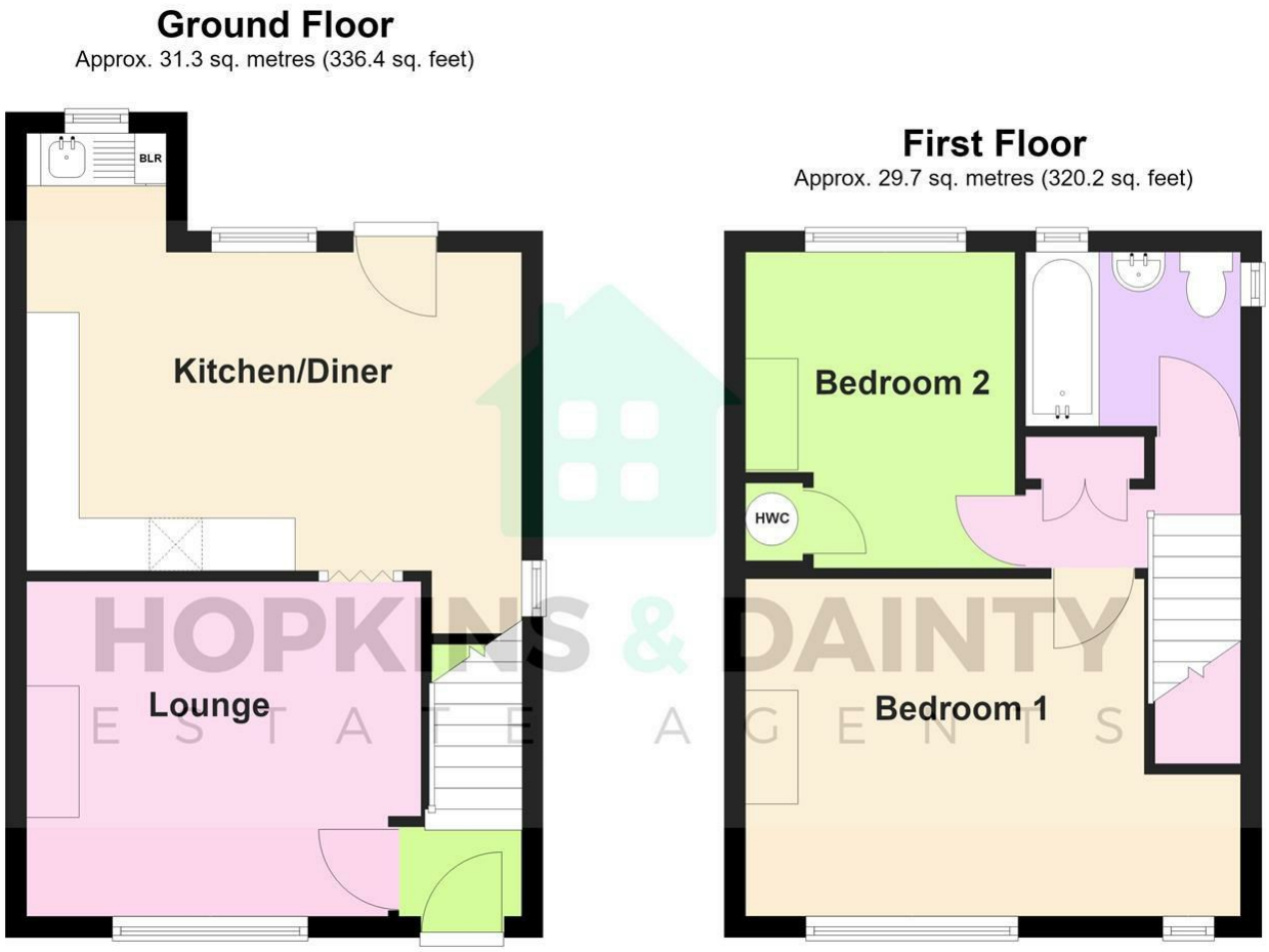


Enclosed rear lawn garden with a seating area and fencing to the boundary.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

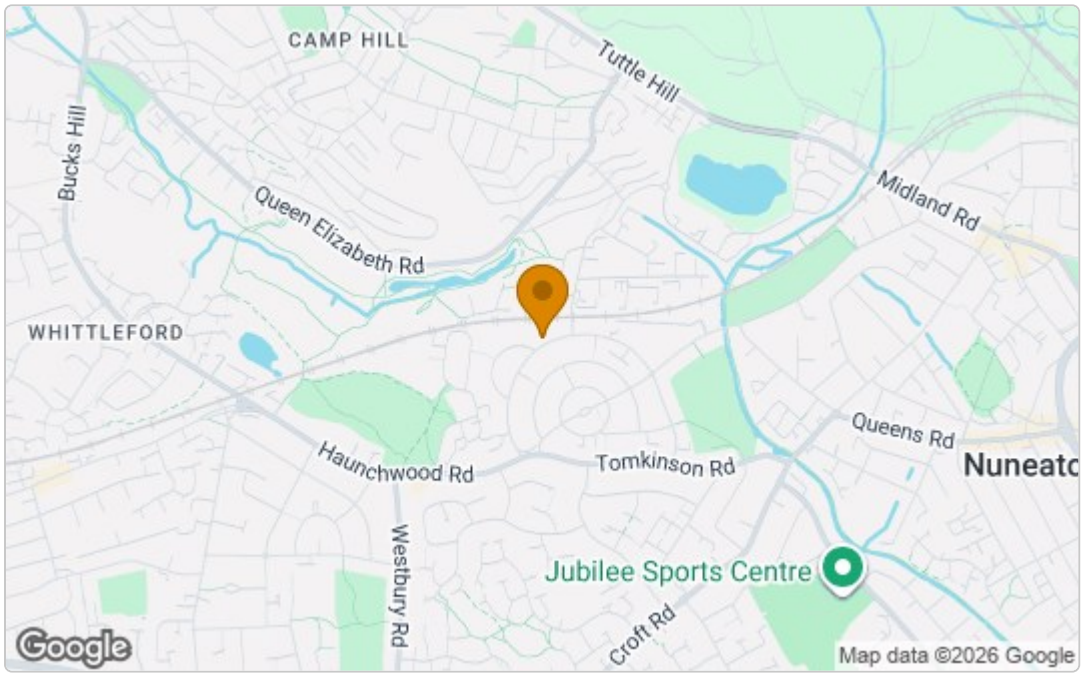
Floor Plan



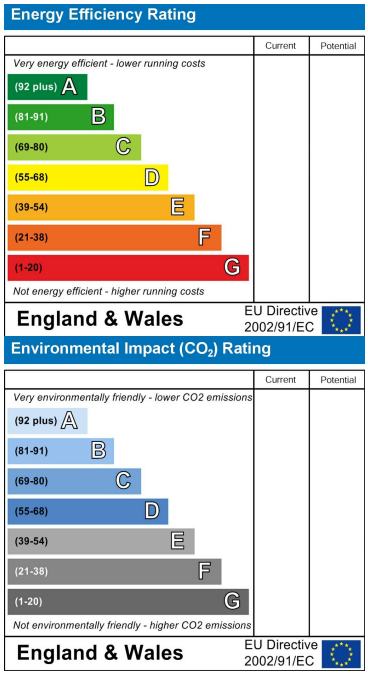
Total area: approx. 61.0 sq. metres (656.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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