



32 Topiary Road, Weddington, Nuneaton, CV10 0FS

£325,000

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GRANDE 4 BEDROOM 3 STOREY SEMI DETACHED HOUSE WITH 2 BATHROOMS, 3 W/C's, 3 CAR DRIVE & GARAGE nestled in this desirable Development surrounded by plenty Green space and within close proximity of Nuneaton TOWN Centre, TRAIN Station, road/transport links including A5 and much more...



Council Tax Band: D



MODERN Homes

A 2018 Barratt Homes, 4 BEDROOM 3 STOREY SEMI DETACHED HOUSE WITH SUBSTANTIAL PARKING in a Lovely setting in desirable Weddington, surrounded by plenty green space and Countryside boasting excellent access to NUNEATON Town Centre, TRAIN Station, road/transport links including the A5 & A444 and much more.....

Beautifully presented with contemporary fixtures and fittings, this befitting family Home features:

- A rear facing Lounge Diner with French doors leading to the well maintained Garden.
- Breakfast Kitchen with integrated fridge freezer, DISHWASHER, electric oven and gas hob.
- Downstairs W/C.
- 4 Bedrooms (Top floor with the grande Master with fitted wardrobes and EN-SUITE).
- Family Bathroom with shower.
- 3 W/C's.
- Fitted blinds in various rooms.
- Substantial parking with 3 CAR DRIVEWAY and GARAGE.
- Neat rear Garden laid to lawn with Patio.
- Multi zone heating (ground/first floor and separate second floor).

DIMENSIONS (to widest point. See floorplan):

- Lounge/Diner: 15' x 14'5" (4.58m x 4.39m)
- Kitchen: 12'2" x 8'1" (3.70m x 2.46m)
- Bedroom 1: 18'2" x 11'5" (5.54m x 3.47m)
- En-suite: 8'5" x 6'4" (2.56m x 1.93m)
- Bedroom 2: 14'8" x 8'4" (4.46m x 2.54m)
- Bedroom 3: 11'11" x 8'4" (3.64m x 2.54m)

- Bedroom 4: 9'1" x 6'4" (2.76m x 1.94m)
- Bathroom: 6'11" x 6'4" (2.10m x 1.94m)
- Garage: 17'5" x 9'2" (5.32m x 2.79m)
- Total floor area: 1302 Sq.ft.

FOR INFO:

- EPC Rating: B (84).
- Council Tax Band: D.
- Approximately three years remaining on Building Insurance.

TENURE:

- FREEHOLD
- Communal Service charge: from June 2025 - £158 P.A.

FOR FURTHER INFORMATION & SHOWING:

Contact Ben at MAISON Estates.

1) Disclaimer for virtual showings:

If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

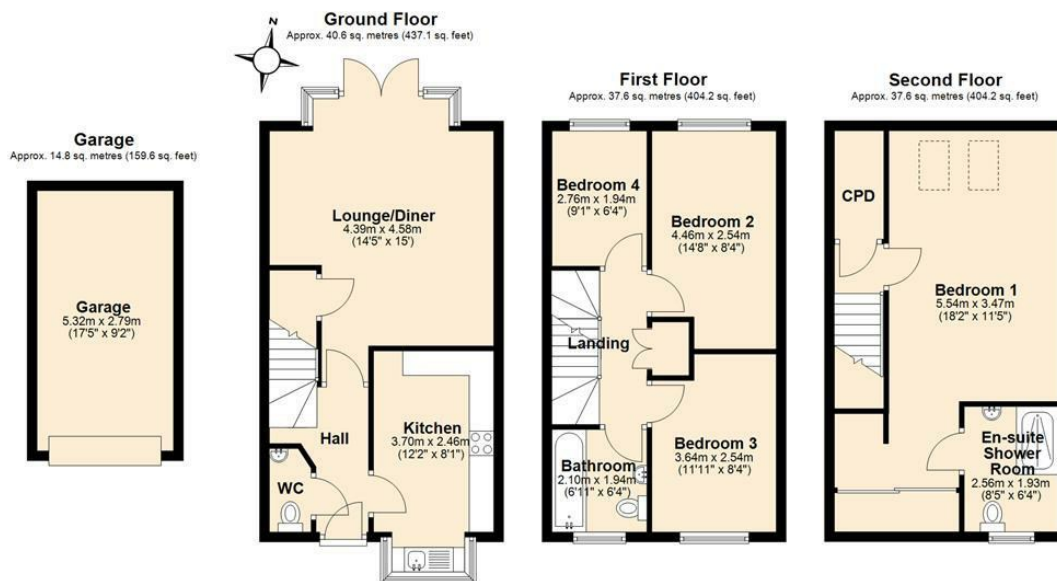
MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Please consult Maison Estates for further information.

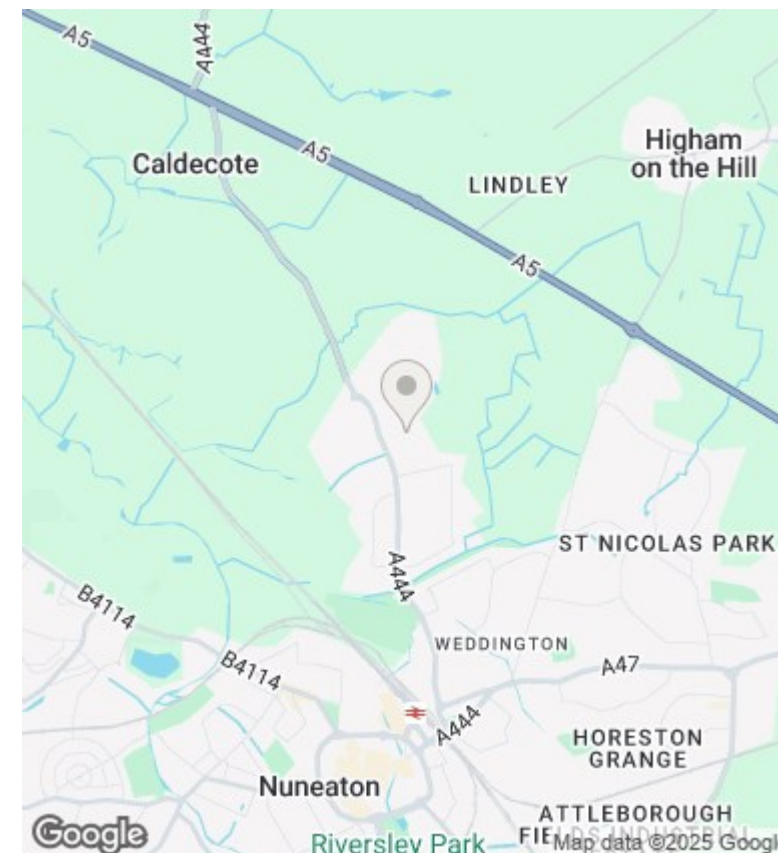






Total area: approx. 130.5 sq. metres (1405.1 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel 024 7629 1555
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	