



47 Toler Road, Nuneaton

Nuneaton

Offers in Region of **£173,950**



**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

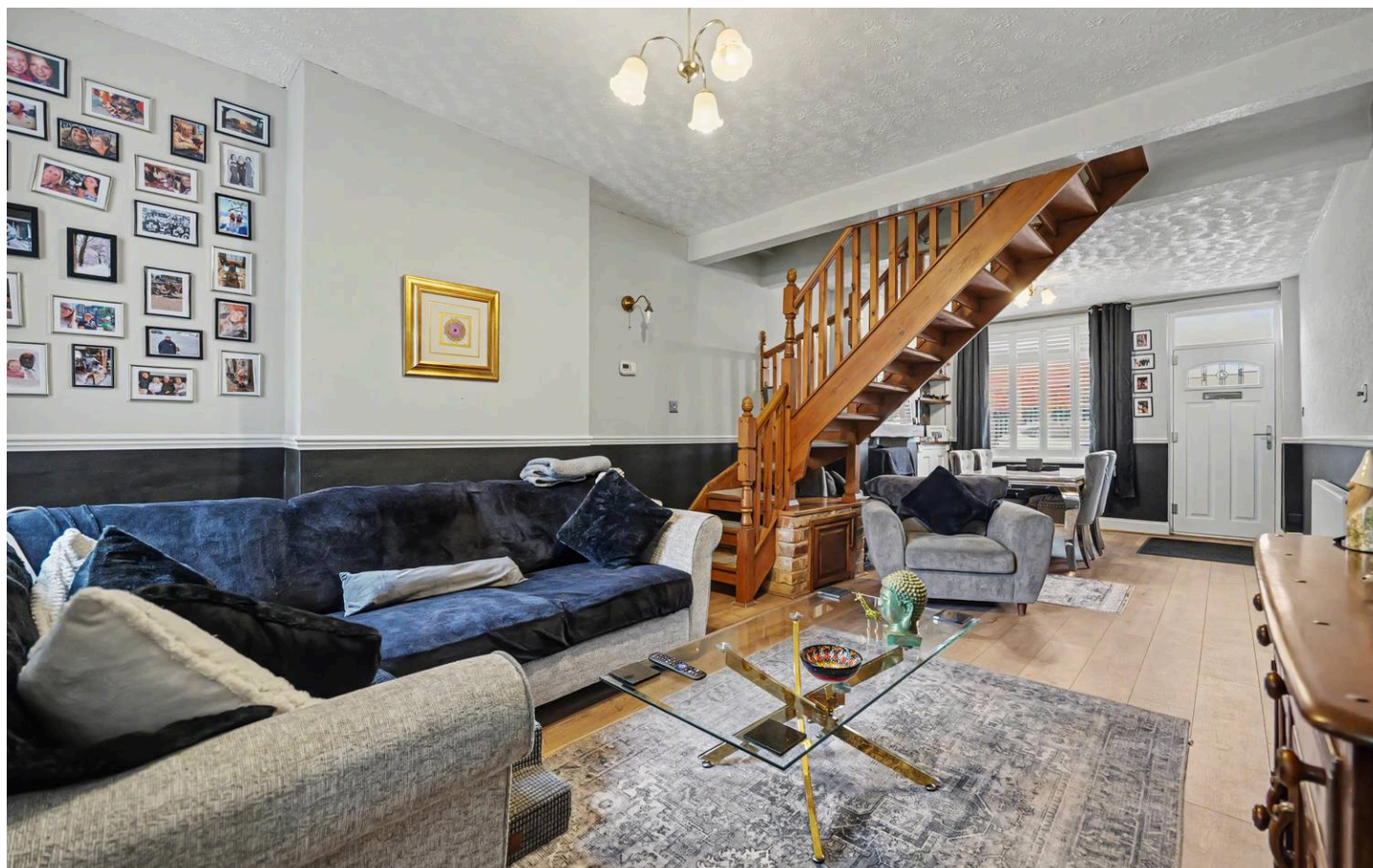
47 Toler Road

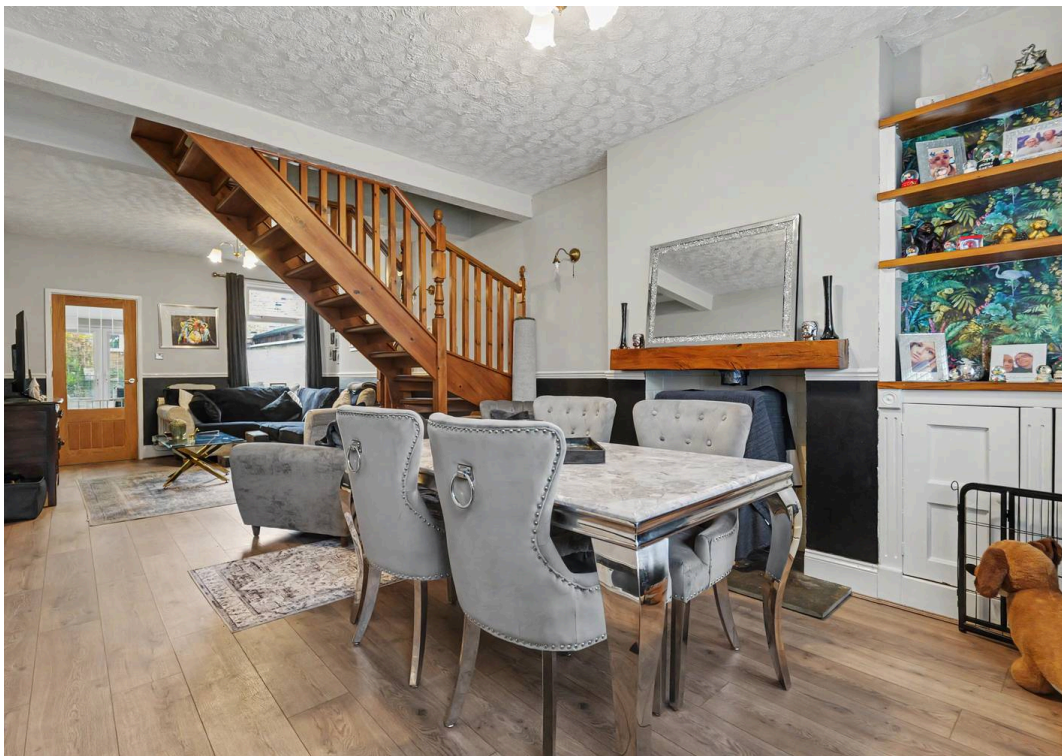
Nuneaton, Nuneaton

This well-presented two bedroom mid terrace house offers an excellent opportunity for first time buyers or investors seeking a property in a popular residential location. Upon entering, you are welcomed into a spacious open plan lounge/dining room, providing a versatile living space ideal for both relaxing and entertaining. The modern kitchen features white coloured stylish shaker style units and ample worktop space, designed to meet the needs of contemporary living. Upstairs, there are two good size bedrooms, each offering comfortable accommodation. The first floor bathroom is fitted with a modern white coloured suite, including a bath with shower over, wash basin, and WC, all finished to a high standard. Further benefits include gas central heating and PVCu double glazing throughout.

The rear of the property boasts an easy to maintain patio garden, perfect for outdoor dining, relaxing, or enjoying a morning coffee. The garden is fully enclosed, offering and there is a brick built workshop provides additional storage. The low maintenance design of the outside space means you can enjoy the benefits of a garden without the need for extensive upkeep, freeing up more time to enjoy your home. The property is within easy reach of local amenities, schools, and public transport links, making it a convenient and desirable choice for a range of buyers. This property combines modern living with practical features, creating a welcoming home ready to move into.

To arrange a viewing contact Sheldon Bosley Knight Estate Agents on 024 7637 4949 or email: nuneaton@sheldonbosleyknight.co.uk





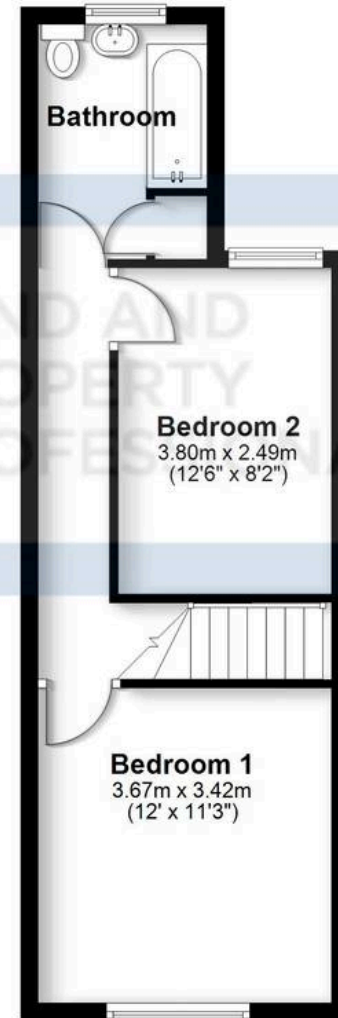
Ground Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Nuneaton

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