


PROMINENCE
ESTATES



RESIDENTIAL
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE
& LEAMINGTON SPA

RUGBY ROAD,
BULKINGTON, BEDWORTH, CV12 9JE

GUIDE PRICE
£525,000

RUGBY ROAD



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— ESTATES —

This beautifully presented three bedroom detached home offers spacious living accommodation, a private driveway with garage, and a stunning rear garden complete with a sun room that can be used as an office, studio or relaxing retreat. The property features two generous living rooms, a modern kitchen, a utility room and a convenient ground floor WC, making it ideal for families or those who love entertaining. With the added benefit of potential for further extension, subject to planning permission, this home provides the perfect blend of comfort, practicality and future possibilities.

On the ground floor, the property comprises two well proportioned reception rooms, offering versatile spaces for both formal and informal living. The kitchen is complemented by a separate utility room, providing additional storage and convenience. The sun room to the rear of the property creates a peaceful space with views over the beautifully maintained garden, ideal for use as a home office or relaxation area.

Upstairs, there are three comfortable bedrooms, all well sized, along with a family bathroom. The layout and generous proportions of this home make it perfect for modern family living.

Externally, the property truly stands out. The rear garden is a wonderful feature, offering a private outdoor space that is beautifully kept, making it ideal for entertaining, gardening or simply unwinding. To the front, there is a driveway providing off road parking and a garage for secure storage or additional vehicle space.

The property is located in a highly desirable part of Bulkington, within easy reach of local amenities including supermarkets, shops, cafés and restaurants. Excellent schools are close by, making this an ideal home for families. For commuters, there are fantastic transport links with easy access to Coventry,

Nuneaton and Bedworth, as well as the M6, M69 and A444 for journeys further afield. Regular bus routes and nearby train stations provide convenient connections to surrounding areas.

This is a wonderful opportunity to purchase a well maintained home in a sought after location with plenty of potential for future growth. Early viewing is highly recommended.

Living Room 11'11" x 11'8"

Living Room/Dining Room 11'6" x 20'11"

Kitchen 19'11" x 8'10"

Utility Room 8'2" x 4'6"

W/c 4'5" x 2'6"

Garage 9'6" x 10'1"

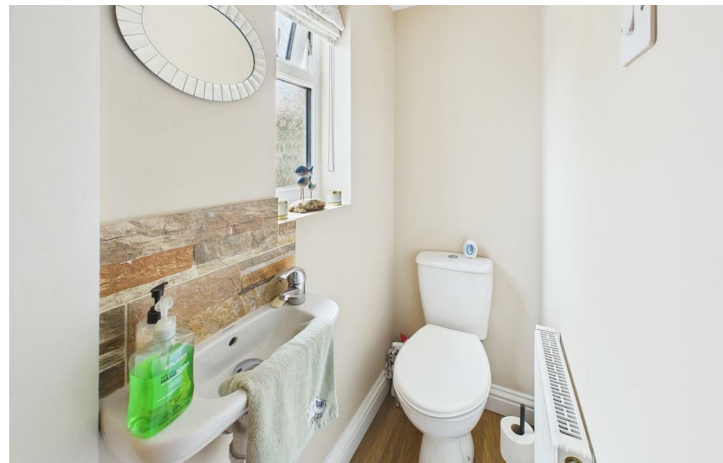
Bedroom One 11'10" x 11'11"

Bedroom Two 11'9" x 11'11"

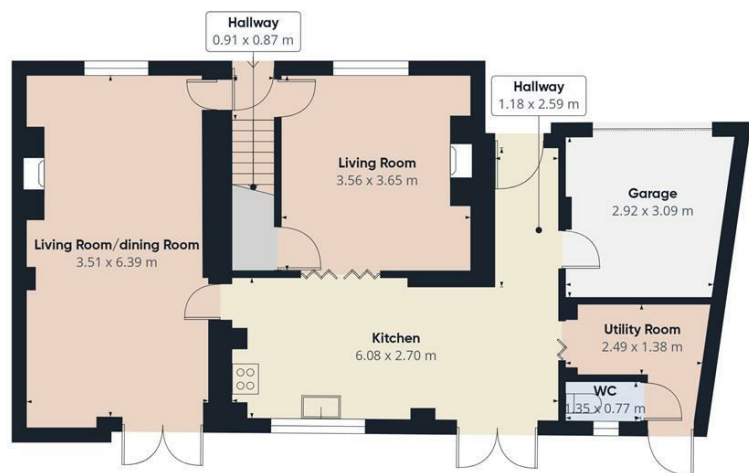
Bedroom Three 11'2" x 8'10"

Bathroom 11'2" x 8'10"

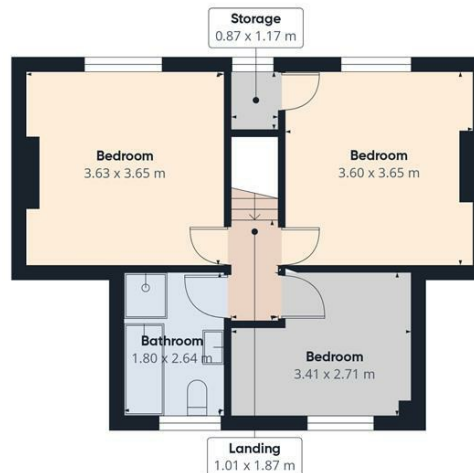
Sun Room 11'5" x 13'1"



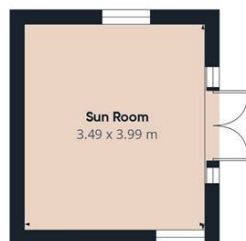




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



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