

3 Bedroom House - Semi-Detached
located on Smorrall Lane, Bedworth
Offers Over £260,000

UP Estates



****EXTENDED, BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME - SOUTH FACING PRIVATE GARDEN - THREE RECEPTION ROOMS - MULTI-CAR DRIVEWAY**** This much improved, deceptively spacious semi-detached family home is now available for purchase in a semi-rural location of Bedworth overlooking fields. The property is close to local amenities with excellent transport networks giving access to Bedworth, Nuneaton, Coventry and the M6. Very briefly comprising; driveway, entrance hall, playroom, living room, dining area, kitchen and beautiful south facing private garden to the ground floor. On the first floor off of the landing are three good sized bedrooms, bedroom one benefiting from shower, followed by the family bathroom.

FRONT ASPECT

An attractive semi-detached family home with multi-car driveway leading to entrance hall.

ENTRANCE HALL

A welcoming entrance hall with made to measure composite safety door, doors to accommodation, central heated adjacent radiator and double glazed windows.

PLAYROOM

7'4" x 13'1"

As a result of a garage conversion, this versatile room is currently utilized as a playroom, with double glazed windows.

LIVING ROOM

17'0" x 13'7"

A spacious family living room with stairs ascending to the first floor, feature fireplace, access to store room, opening to dining area, & adjacent central heated radiator.

DINING AREA

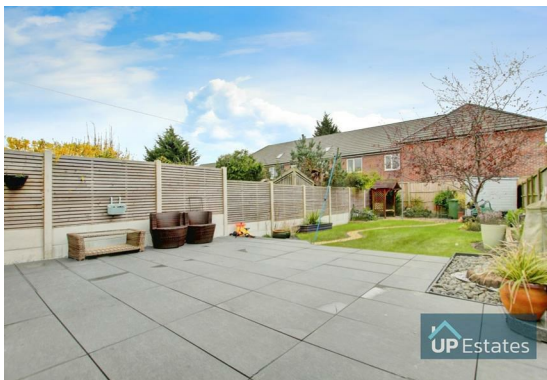
8'9" x 11'9"

With space for furnishings, doors to sun room, kitchen & having an adjacent central heated radiator.

**Offers Over
£260,000**

- EXTENDED, BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- SPACIOUS PRIVATE SOUTH FACING GARDEN
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- SHOWER IN BEDROOM ONE, PLUS FAMILY BATHROOM
- CALL NOW TO VIEW!





SUN ROOM
9'10" x 9'10"

A bright sun room boasting a range of double glazed windows and doors to the rear aspect.

KITCHEN
7'6" x 11'5"

Boasting a matching range of wall and base mounted units with granite work surfaces over, double glazed window and door to the rear aspect, with integrated; Dishwasher, Double Oven, Five Ring Gas Hob, Extractor, Belfast Sink, Fridge, with space and plumbing for further appliances.

REAR ASPECT

A stunning, landscaped, south facing private garden initially paved with Italian tiles, followed by lawn, with fenced boundary and storage shed.

LANDING

With doors leading to accommodation and stairs descending from the ground floor.





BEDROOM ONE

10'3" x 13'10"

A double bedroom with double glazed window, walk in shower cubicle, central heated radiator and integrated wardrobe storage.

BEDROOM TWO

8'10" x 11'9"

A double bedroom with double glazed windows, central heated radiator, integrated wardrobe storage boasting internal hand wash basin.

BEDROOM THREE

7'6" x 7'6"

A good sized single bedroom with double glazed windows & central heated radiator.

BATHROOM

7'6" x 5'6"

Family bathroom being tiled throughout, having paneled bath with waterfall shower over, opaque double glazed window, hand wash basin, low level WC and central heated radiator.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Smorrall Lane, Bedworth





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