



**73 Coventry Road, Bulkington  
Warwickshire CV12 9LZ  
Offers In The Region Of £295,000**

Pointons are delighted to offer for sale this spacious three bedroom semi detached home based on Coventry Road in the popular village of Bulkington offering excellent transport links to Nuneaton, Bedworth, Hinckley and Coventry as well boasting excellent schools within the area. The property benefits from gas central heating and double glazing throughout. In brief the property comprises of entrance hall, open through living room and dining room, fitted kitchen and conservatory. To the first floor there are three bedrooms, two benefitting from fitted wardrobes and a shower room. To the rear is an enclosed generous sized garden with paved patio as well as lawned area, garage and to the front is a larger than average driveway for numerous vehicles. Please visit our 360 virtual viewing tour on our website today. This property must be viewed to appreciate the size of the plot and viewings can be organised strictly by the agent on contacting us on 02476 373300 EPC TBC





### Entrance Hall

Entrance via double glazed front door, stairs off to the first floor, wooden flooring, under-stairs bar and doors off to various rooms.

### Living Room

12'9" x 10'6" (3.89m x 3.19m)

Open through living room, radiator, wooden flooring, electric feature fireplace, sliding doors to conservatory and traditional beams to ceiling.

### Dining Room

11'6" x 11'7" (3.50m x 3.52m)

Double glazed bay window to front, radiator, wooden flooring and traditional beams to ceiling.

### Conservatory

13'7" x 10'6" (4.13m x 3.19m)

Double glazed windows to side and rear, double glazed french doors to rear, radiator and ceramic tiled flooring.

### Kitchen

17'1" x 6'9" (5.21m x 2.05m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with drainer and stainless steel swan neck mixer tap, space for fridge/freezer plumbing for washing machine and dishwasher, five point gas hob ring with extractor hood over and eye level electric fan assisted oven, double glazed window to side, ceramic tiled flooring and double glazed french doors to rear garden.

### Landing

Carpeted, double glazed window to side, doors off to various rooms and access to loft via hatch.

### Bedroom

11'9" x 11'2" (3.58m x 3.40m)

Double glazed window to front, wooden flooring, radiator and sliding fitted wardrobes.

### Bedroom

12'10" x 10'5" (3.92m x 3.18m)

Double glazed window to rear, wooden flooring, radiator and fitted wardrobes.

### Bedroom

10'5" x 6'9" (3.18m x 2.05m)

Double glazed window to rear, carpeted and radiator.

### Shower Room

5'10" x 5'8" (1.77m x 1.72m)

Fitted with a three piece suite comprising of a low level WC, hand wash basin with pedestal taps, shower cubicle with sliding door, radiator, obscure double glazed window to side and tiled flooring.

### Outside

To the rear of the property is a lawned garden with shrubs and patio and pond section, access to garage with luxurious views, to the front of the property there is a larger than average driveway offering off road parking for numerous vehicles.

### Garage

Up and over door with power and lighting.

### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

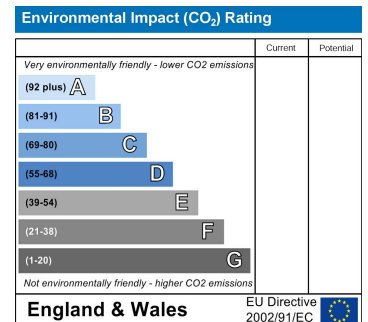
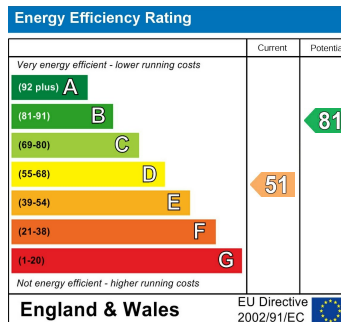
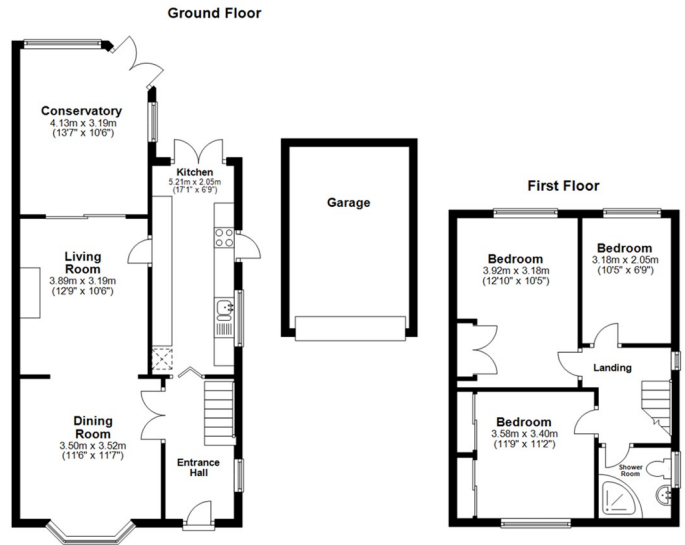
To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



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