



- End of Terrace Property
- Three/Four Bedrooms
- Refitted Kitchen

- Refitted Shower Room
- Bedroom One With Walk in Wardrobe
- Substantial Driveway



Here we have a brilliant opportunity to purchase a three/four bedroom end terrace property which benefits from flexible living accommodation throughout, stunning refitted kitchen and shower room, and solar panels included. The property has ample off road parking and a front reception room which could be used as a fourth bedroom, home office or kids play room. Situated in Bedworth with plenty of local amenities and good road access to the M6, M69 and A444, the property in brief comprises: Entrance Hall, WC Cloaks, Study/Bed 4, Open Plan Lounge/Kitchen Diner and Conservatory. There is a Landing, Three Bedrooms and Shower Room on the First Floor. Externally there is off road parking to the front, side elevation access and rear garden.

HALL Having access to a useful storage cupboard and doors leading to the W/C, Open-Plan Lounge/Kitchen/Diner, and Bedroom Four/Study.

W/C 5' 6" x 3' 8" (1.7m x 1.13m) With a low level W/C and vanity wash basin.

OPEN-PLAN/LOUNGE/KITCHEN/DINER 19' 1" x 20' 2" (5.82m x 6.15m Max) A superb open-plan room with a central heated radiator, spotlights, double glazed window to the rear aspect and a breakfast bar overlooking the kitchen. The kitchen includes a matching range of wall and base mounted units with work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, an electric hob with an oven below, integrated fridge-freezer, and space for further appliances. There are also double doors leading into the Conservatory, and stairs ascending to the first floor.



BEDROOM FOUR/STUDY/PLAY ROOM 16' 0" x 8' 4" (4.9m x 2.56m) This room could be used as either a fourth bedroom, a study or a play room. Having a central heated radiator and double glazed window to the front aspect.



CONSERVATORY 9' 3" x 9' 3" (2.82m x 2.82m) Having double glazed windows and French doors opening to the rear garden.



LANDING With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE 13' 4" x 10' 5" (4.08m x 3.2m) A double bedroom having a walk-in wardrobe, central heated radiator and double glazed window to the rear aspect.



BEDROOM TWO 9' 0" x 7' 11" (2.76m x 2.325m) A double bedroom having a central heated radiator and double glazed window to the front aspect.

SHOWER ROOM 5' 4" x 10' 10" (1.63m x 3.31m) A modern, partially tiled Shower Room with a walk-in shower, a low level W/C and wash basin in vanity, a central heated towel rail and double glazed opaque window.



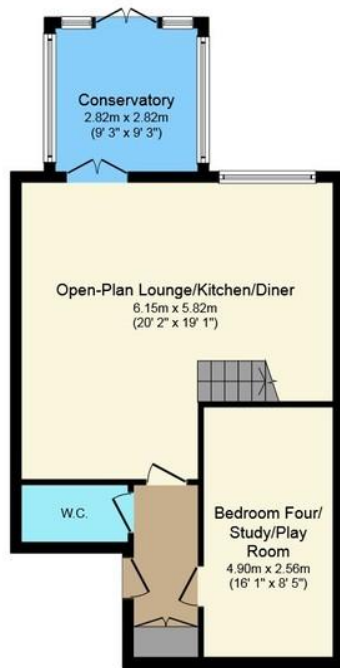
FRONT ASPECT Offering a sizeable driveway and side access to the rear.



BEDROOM THREE 9' 8" x 7' 4" (2.95m x 2.24m) A third double bedroom having a central heated radiator and double glazed window to the front aspect.

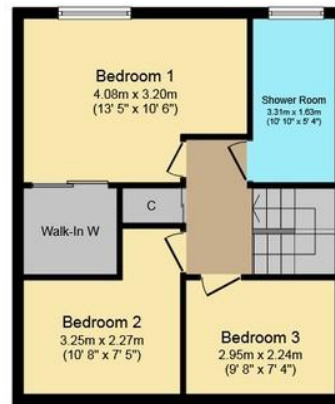
GARDEN An enclosed, hard-landscaped rear garden with fencing along the boundaries.





Ground Floor

Floor area 61.0 sq. m. (657 sq. ft.) approx



First Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx

Total floor area 106.0 sq. m. (1,141 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	73 c
55-68	D		
39-54	E		

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