



**9 Brewer Road
Bulkington, Bedworth, CV12 9RF**

- End Terraced House
- Immaculate Condition
- Three Bedrooms
- Spacious Living Room

Guide Price £240,000

EPC Rating '68'





Property Description

The property features three well-sized bedrooms, one reception room, a modern kitchen/diner and a family bathroom. Ideal for investors!

Externally, enjoy a Front Driveway and a Large Rear Garden

This is a perfect investment opportunity!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we



make no guarantees regarding their functionality or efficiency.

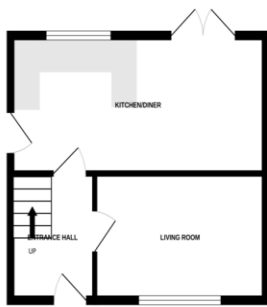
All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LIVING ROOM

4.24m x 3.36m Max

KITCHEN/DINER

6.39m x 3.38m Max

BEDROOM 1

4.06m x 3.03m Max

BEDROOM 2

4.06m x 2.90m Max

BEDROOM 3

2.12m x 2.76m Max

BATHROOM

1.98m x 1.55m Max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	84
(39-54) E		