



**Brewer Road
Bedworth
CV12 9RF**

- High Rental Income Potential — £1,250 PCM
- Fully Renovated & Move-In Ready
- Expansive Rear Garden with Outbuilding
- Contemporary Open-Plan Kitchen/Dining Area

Guide Price £240,000
EPC Rating '68'





Property Description

ABOUT THE PROPERTY

With a fresh white exterior and a spacious plot, the beautifully refurbished 1950s semi-detached home in Bedworth is truly turn-key and ready for immediate occupancy. Inside, you'll find three well-sized bedrooms, a bright and modern reception room, and a stylish family bathroom featuring marble-style tiles, a fitted mirror, and an openable window for ventilation.

The heart of the home is the open-plan kitchen/diner, complete with spotlights, bifold doors leading to the garden, and multiple openable windows ideal for cooking ventilation. The kitchen flows seamlessly into the dining area, which opens out to a large rear garden through elegant bifold doors. The garden itself boasts a slabbed patio, real grass, and a shed outbuilding for storage, with convenient access via a rear side gate.

Upstairs, two of the three bedrooms include fitted wardrobes or built-in storage, and all rooms benefit from natural light through openable windows. The entrance hall



leads to a modern living room with a fitted ceiling light, creating a welcoming and contemporary atmosphere throughout the home. Additional features include double glazing, gas central heating, and Council Tax Band B.

Externally, the property offers a front garden with a grassy area and mature tree, a driveway suitable for at least two vehicles, and a single-vehicle garage. The large rear garden is a standout feature, perfect for outdoor entertaining or future development potential. This home combines comfort, style, and practicality in a sought-after location, making it an ideal choice for those looking to settle down or invest in a promising property.



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.

LIVING ROOM
4.24m x 3.36m Max

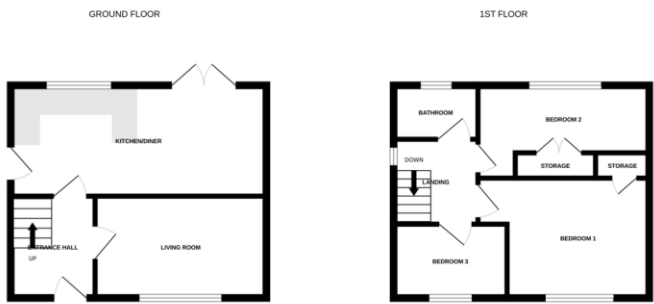
KITCHEN/DINER
6.39m x 3.38m Max

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



Whilst every effort has been made to ensure the accuracy of the figures 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Floorplan 12/22

