



20 Grant Road | Exhall | CV7 9DD

LOOKING FOR THREE DOUBLE BEDROOMS!!!**SPACIOUS MID TERRACED LOCATED IN EXHALLOFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, fitted kitchen, through lounge diner, side lobby with utility area, and WC. To the first floor are three double bedrooms, bathroom, and separate WC. UPVC double glazed, gas central heated, off road parking to the front, shared sheltered storage area, and private garden with brick built storage, and shed. Freehold. Council Tax Banding A. EPC Rating D.

Asking Price Of £189,950

- Spacious Mid Terraced No Chain
- Three Double Bedrooms
- Lounge Diner
- Fitted Kitchen
- Bathroom & Two Separate WC's



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via UPVC double glazed front door, stairs ascending to the first floor, panel radiator, cupboard housing gas and electric meters, door to;

KITCHEN

10' 7" x 8' 2" (3.23m x 2.49m) With UPVC double glazed window to side rear aspect, UPVC double glazed door leading to side lobby. A range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, integrated electric oven with four ring electric hob, and extractor hood. Plumbing for washing machine, space for fridge freezer. Door to;

LOUNGE DINER

22' 7" x 10' 10" (6.88m x 3.3m) With UPVC double glazed windows to front and rear aspects, panel radiators.

SIDE LOBBY

With front gate, and rear UPVC double glazed door, utility area with shelving, door to;

WC

With obscure UPVC double glazed window to side aspect, low level WC.

LANDING

With access to loft hatch, two airing cupboards, one of which is housing the gas central heating boiler. Doors to;

BEDROOM ONE

10' 3" x 14' 4" (3.12m x 4.37m) With UPVC double glazed windows to front aspect, panel radiator, built in cupboard.

BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.48m) With UPVC double glazed window to rear aspect, panel radiator, built in cupboard with additional UPVC double glazed window.

BEDROOM THREE

13' 1" x 7' 2" (3.99m x 2.18m) With UPVC double glazed window to front aspect, built in cupboard.

BATHROOM

With obscure UPVC double glazed window to rear aspect, panelled bath, wash basin, heated chrome towel rail.

SEPERATE WC

With obscure UPVC double glazed window to rear aspect, low level WC.

OUTSIDE

To the front is a dropped kerb leading to a gravelled frontage providing off road parking. Shared paved pathway leading to a shared sheltered storage area for bins, and side door to lobby.

The rear garden is mainly laid to lawn with a paved pathway and composite decking. Brick built storage, with additional wooden shed.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating D.

Low flood risk

Parts of Bedworth & Exhall are built on ex coal mining area's.

The Vendor has informed the Agent they are not aware of any building safety issues.

Non standard construction.

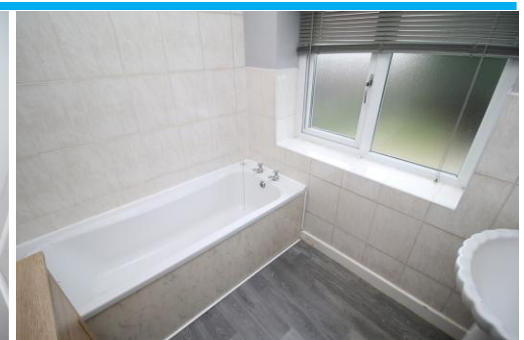
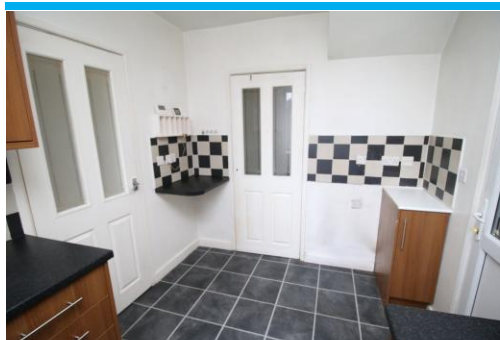
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

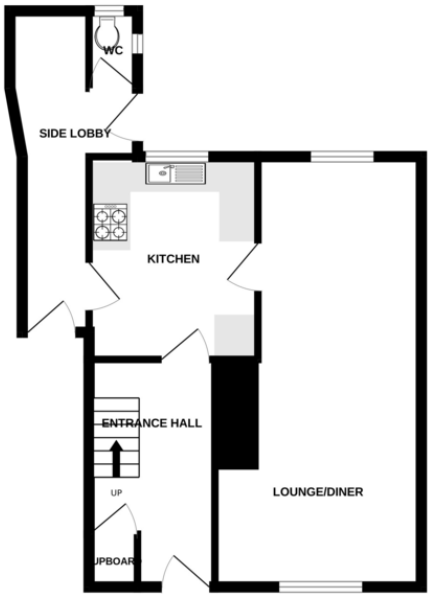
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

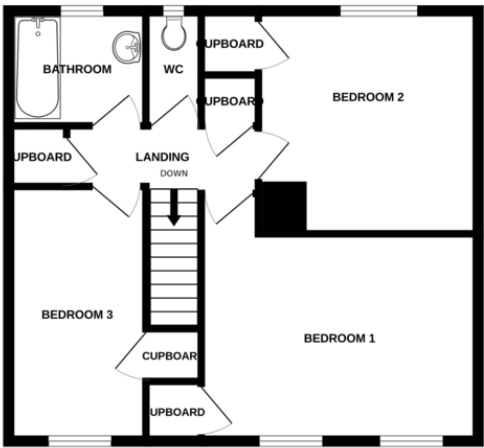
VIEWING: by prior appointment through the Sole Agents.



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 mis-statement. 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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Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		