



## 37 Coventry Road | Bedworth | CV12 8NT

\*\*\*THREE BEDROOM END TERRACED IN NEED OF MODERNISATION\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance porch, entrance hall, through lounge/diner, kitchen, three bedrooms, and shower room. Also benefiting from UPVC double glazing (where specified) low maintenance gardens, garage, and just a short walk into Bedworth Town Centre. Freehold. Council Tax Banding B. EPC Rating E.

## Asking Price Of £165,000

- End Terraced
- Three Bedrooms & Shower Room
- Through Lounge Diner
- Kitchen
- Garage



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE PORCH

Access to the property via obscure glazed wooden framed French doors. With obscure glazed door leading to;

### ENTRANCE HALL

With obscure single glazed windows to front aspect, stairs ascending to first floor landing, electric storage heater, doors leading off to;

### LOUNGE DINER

23' 5" x 12' 3" (7.14m x 3.73m) With UPVC double glazed windows to front and rear aspect. Electric fire, and electric storage heater.

### KITCHEN

8' 9" x 6' 0" (2.67m x 1.83m) With UPVC double glazed window to rear aspect. UPVC double glazed door leading to the rear garden. A range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit. Plumbing for washing machine. Under stairs storage cupboard.

### LANDING

With UPVC double glazed window to side aspect, access to the loft hatch. Doors leading to;

### BEDROOM ONE

13' 2" x 10' 6" (4.01m x 3.2m) With UPVC double glazed window to front bay aspect, built in wardrobes.

### BEDROOM TWO

11' 9" x 11' 5" (3.58m x 3.48m) With UPVC double glazed window to rear aspect, cupboard housing hot water cylinder.

### BEDROOM THREE

8' 1" x 6' 8" (2.46m x 2.03m) With UPVC double glazed window to front aspect.

### SHOWER ROOM

6' 6" x 5' 10" (1.98m x 1.78m) With obscure UPVC double glazed window to rear aspect. Low level WC, wash basin, shower cubicle, electric wall mounted heater.

### OUTSIDE

To the front is mainly paved with side and central flower beds. Paved side pathway leading to the rear garden.

To the rear is mainly paved with wooden shed, and rear gate. Side door to a purpose built detached Garage, with electric supply and lighting.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Rating E.

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.

The Vendor has informed the Agent they are not aware of any planning applications which directly effect the property.

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



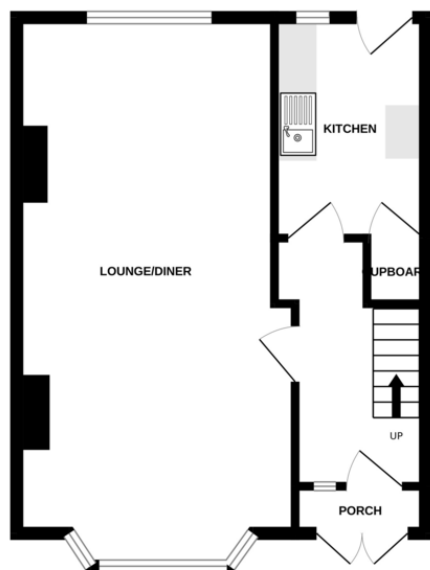
be included in the sale.

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

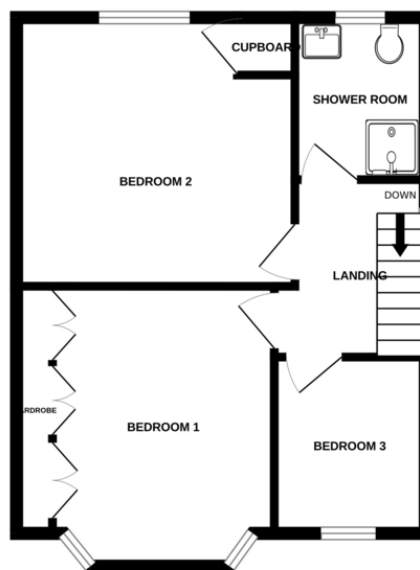
VIEWING: by prior appointment through the Sole Agents.



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

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## Council Tax Band

B

## 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 and 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.