

  
**PROMINENCE**  
ESTATES



**RESIDENTIAL**  
PROPERTY EXPERTS

COVENTRY, WARWICKSHIRE  
& LEAMINGTON SPA

**RUGBY ROAD,**  
BULKINGTON, BEDWORTH, CV12 9JE

**OFFERS OVER**  
**£650,000**



## RUGBY ROAD



# PROMINENCE

— ESTATES —

Situated in the heart of the popular village of Bulkington, this beautifully renovated five bedroom home offers exceptional space, style and flexibility for modern family living. With three reception rooms, three bathrooms and five double bedrooms, the property is thoughtfully designed to accommodate a wide range of needs. One of the reception rooms is positioned next to a ground floor shower room, making it ideal for use as a guest bedroom or home office. The property also boasts a generous rear garden which is partly paved, and a driveway providing off street parking for up to three vehicles.

The ground floor welcomes you with a bright and spacious layout that has been finished to a high standard throughout. The tastefully designed interiors include a stylish kitchen, versatile living and dining spaces, and a ground floor bathroom, offering both functionality and modern appeal. Upstairs, you will find five double bedrooms and two further bathrooms, all well presented and ready to move into.

Located in CV12 9JE, this family home benefits from being close to a range of local amenities including shops, cafes and public houses, as well as well regarded primary and secondary schools. The property is also well connected, with excellent transport links to Coventry, Nuneaton and Bedworth, and easy access to the M6 and M69 motorways, making it convenient for commuters.

This substantial and elegant home offers a rare opportunity to purchase a versatile and spacious property in a desirable village setting. Viewings are highly recommended to fully appreciate all that this property has to

**Living Room One 10'7" x 19'7"**

**Living Room Two 12'8" x 13'10"**

**Living Room Three 10'3" x 13'8"**

**Kitchen/Diner 26'6" x 9'8"**

**Utility Room 6'0" x 9'8"**

**Shower Room 3'9" x 9'2"**

**Master Bedroom 14'4" x 9'10"**

**En-suite 3'6" x 9'11"**

**Bedroom Two 11'0" x 11'11"**

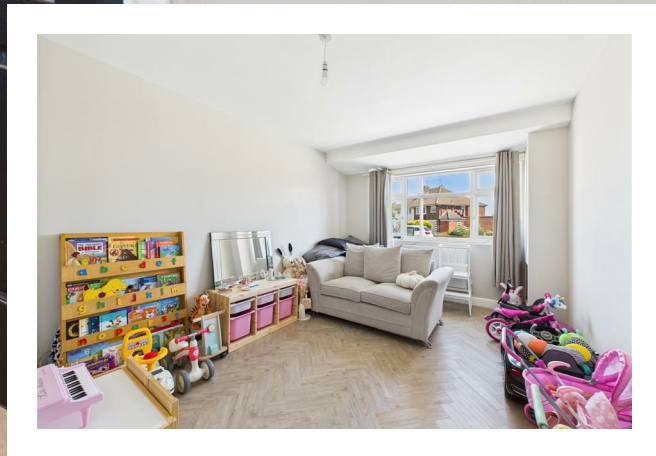
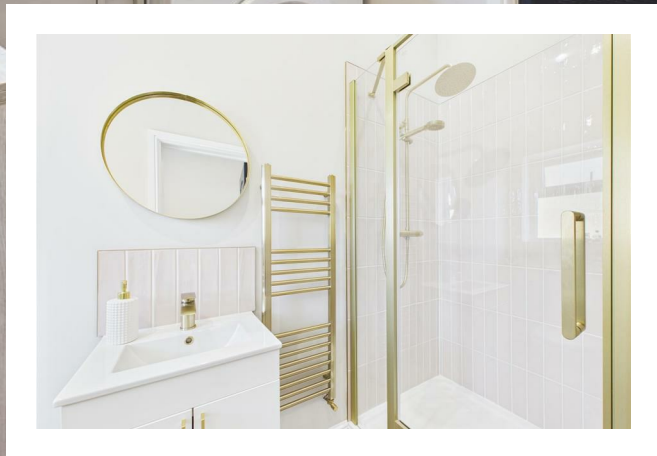
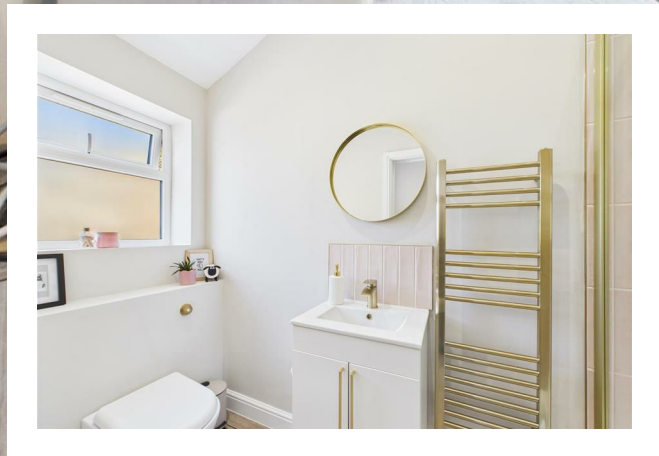
**Bedroom Three 12'11" x 8'9"**

**Bedroom Four 10'5" x 11'9"**

**Bedroom Five 8'2" x 9'0"**

**Family Bathroom 8'10" x 6'0"**









Ground Floor



Floor 1



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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