



Smorrall Lane, Bedworth, CV12 0LD

# Property Description

\*\*\*LOVELY EXTENDED SEMI DETACHED ON SMORRALL LANE\*\*\*STUNNING KITCHEN DINER\*\*\*GENEROUS REAR GARDEN\*\*\*PLANNING PERMISSION GRANTED FOR FURTHER GROUND FLOOR EXTENSION AND FIRST FLOOR EXTENSION\*\*\* Accommodation in brief; entrance hall, living room, kitchen diner, extended sitting room/snug, shower room. Three bedrooms, and bathroom, to the first floor. Also benefiting from UPVC double glazing gas central heating, front drive, shared side driveway leading to single garage, and generous rear garden. EPC rating D. Council Tax Banding B.





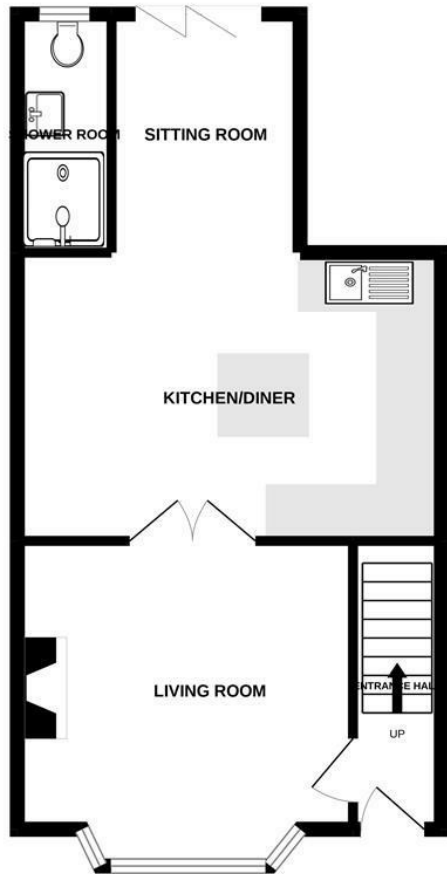
## Key Features

- Extended Semi Detached
- Three Bedrooms & Two Bathrooms
- Living Room
- Extended Kitchen Diner
- Ground Floor Shower Room
- Single Garage
- Off Road Parking & Generous Rear Garden
- EPC Rating D Council Tax Banding B

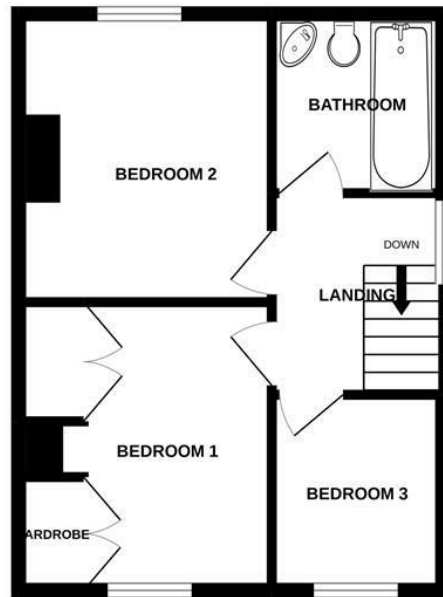
**£249,950**



GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Nuneaton & Bedworth Borough Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 02476 312379

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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