

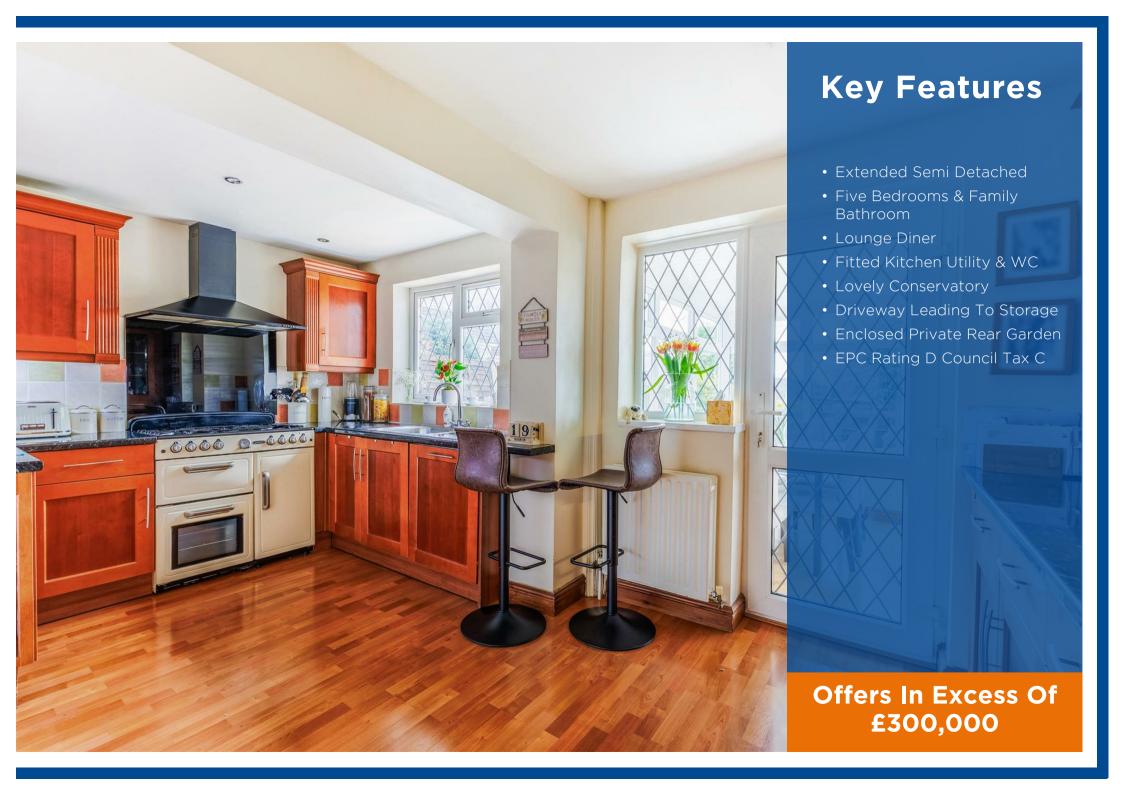
**Grasmere Road, Bedworth, CV12 8RX** 



## Property Description

\*\*\*VASTLY EXTENDED FIVE BEDROOM SEMI DETACHED\*\*\*PERFECT LOCATION FOR THE CANONS PRIMARY SCHOOL\*\*\*LOVELY PRESENTATION THROUGHOUT\*\*\* OFFERED WITH NO UPWARD CHAIN\*\*\*Accommodation in brief; entrance porch, entrance hall, lounge/diner, fitted kitchen, utility room, cloakroom, conservatory with flat roof, five bedrooms, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, driveway, garage turned into useful storage, and well maintained rear garden. EPC Rating D. Council tax banding C.













## **Ground Floor** Approx. 69.2 sq. metres (744.7 sq. feet) 2.86m x 4.92m (9'5" x 16'2") First Floor Approx. 52.3 sq. metres (562.6 sq. feet) **Bedroom 3** Bedroom 2 3.29m x 3.03m (10'10" x 9'11") 3.02m (9'11") max x 2.16m (7'1") Family Room Kitchen 3.17m x 2.23m (10'5" x 7'4") 3.17m x 2.73m (10'5" x 8'11") Bedroom 1 Bedroom 4 3.91m x 3.03m (12'10" x 9'11") Lounge 3.91m x 3.28m (12'10" x 10'9") 3.62m x 2.16m (11'11" x 7'1") Bedroom 5 2.98m x 1.79m (9'9" x 5'11") Hallway 3.91m x 1.78m (12'10" x 5'10") Garage 2.29m (7'6") max x 1.92m (6'4")

Total area: approx. 121.4 sq. metres (1307.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only. Plan produced using PlanUp.





EPC Rating - D

Tenure - Freehold

Council Tax Band - C

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

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

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

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

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!

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

Georgie Smith

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



SALES

**LETTINGS** 

PLANNING & ARCHITECTURE

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RURAL







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