



Briardene Avenue, Bedworth, CV12 8RW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*DELIGHTFUL THREE BEDROOM SEMI DETACHED HOME WITH NO CHAIN\*\***  
In brief - Beautiful mature gardens to front and rear with drive to Garage, Spacious reception hall, lounge with arch way into dining room, modern kitchen. On the first floor three bedrooms plus family bathroom. Double glazed, gas fired heating





## Key Features

- DELIGHTFUL THREE BEDROOM SEMI DETACHED HOME
- NO CHAIN
- LOUNGE WITH SEPARATE DINING ROOM
- KITCHEN/ SPACIOUS THROUGH HALL
- BATHROOM
- MATURE GARDENS TO FRONT AND REAR
- GARAGE
- DOUBLE GLAZED/ GAS FIRED HEATING WITH MODERN BOILER
- TAX BAND C
- EPC D

**£240,000**

**In more detail the property comprises**

**RECEPTION HALL**

14'1 x 5'11 inc stairs  
Decorative obscure double glazed front entrance door, double glazed window to side elevation, stairs ascending, door to storage area beneath stairs

**LOUNGE**

17'8 into bay x 11'2  
Double glazed bay window to front elevation, coal effect gas fire set in decorative fireplace surround upon raised hearth, arch into

**DINING ROOM**

9'8 x 7'6  
Double glazed door opening into rear garden

**KITCHEN**

7'4 x 11'2  
Double glazed window to rear elevation and obscure double glazed side exit door, the kitchen has the benefit of modern wall and base units with work surfaces and breakfast bar to the majority of all four walls. The work surfaces incorporate sink unit with drainer, built in four ring gas hob with extractor unit above and electric cooker and grill beneath, built in refrigerator, dishwasher and washing machine all with integrated fascia

**On the first floor**

**LANDING**

Access to roof space, double glazed window to side elevation

**BEDROOM ONE**

13'7 into bay x 11'5  
Double glazed bay window to front elevation

**BEDROOM TWO**

11'1 x 11'11  
Double glazed window to rear elevation, cupboard housing wall mounted modern gas fired boiler, wash hand basin

**BEDROOM THREE**

6 x 7'6  
Double glazed window to front elevation

**BATHROOM**

6 x 5'4  
Obscure double glazed window to rear elevation, three piece bathroom suite comprises bath with Triton shower set above, wash hand basin, W.C. majority tiled walls and tiled floor covering

**OUTSIDE**

Shared drive leading to detached garage, mature gardens to front and rear

**GENERAL INFORMATION**

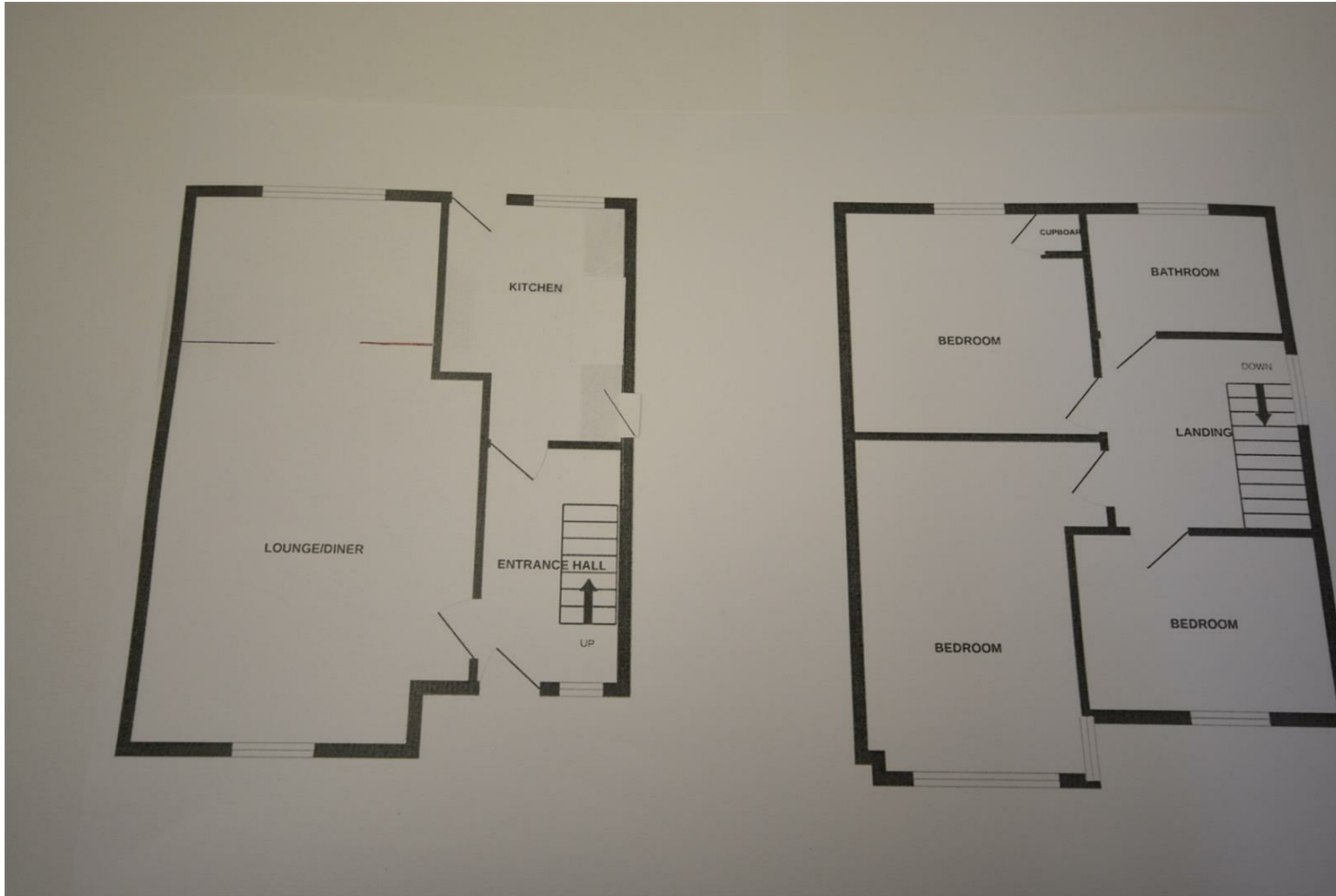
Nuneaton & Bedworth Borough Council Council Tax Banding C  
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.  
SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight 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.







# Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority  
NUNEATON AND BEDWORTH

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# 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 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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