



Forsythia Close, Bedworth, CV12 0QE

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*THREE STOREY DETACHED FAMILY HOME\*\*\*FOUR BEDROOMS INCLUDING MASTER WITH EN-SUITE\*\*\*STUNNING KITCHEN DINER & REAR EXTENSION\*\*\* Accommodation in brief; entrance hall, cloakroom, utility room, kitchen diner, rear living room, two bedrooms and family bathroom to the first floor. Bedroom four and master bedroom with en-suite located on the second floor. Also benefiting from UPVC double glazing, gas central heating, driveway, garage, and well maintained rear garden. EPC Rating C. Council Tax Banding D.





## Key Features

- Three Storey Detached House
- Stunning Kitchen Diner
- Rear Living Room
- Utility Room & Cloakroom
- Four Bedrooms & Family Bathroom
- Master Bedroom With En-Suite
- Driveway & Garage
- EPC Rating C Council Tax Banding D

**£324,950**

In more detail the property comprises;

**Entrance Hall**

**Cloakroom**

**Utility Room**

10'6" x 9'1"

**Kitchen Diner**

14'11" x 15'7"

**Living Room**

11'4" x 13'8"

**First Floor Landing**

**Bedroom Two**

9'4" x 15'4"

**Bedroom Three**

9'1" x 7'0"

**Family Bathroom**

6'6" x 9'1"

**Second Floor Landing**

**Bedroom Four**

9'5" x 9'5"

**Master Bedroom**

15'9" x 12'12"

**En-suite**

6'1" x 9'4"

**Garage**

**General Information**

Nuneaton & Bedworth Borough Council. Council Tax Banding D.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: 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.

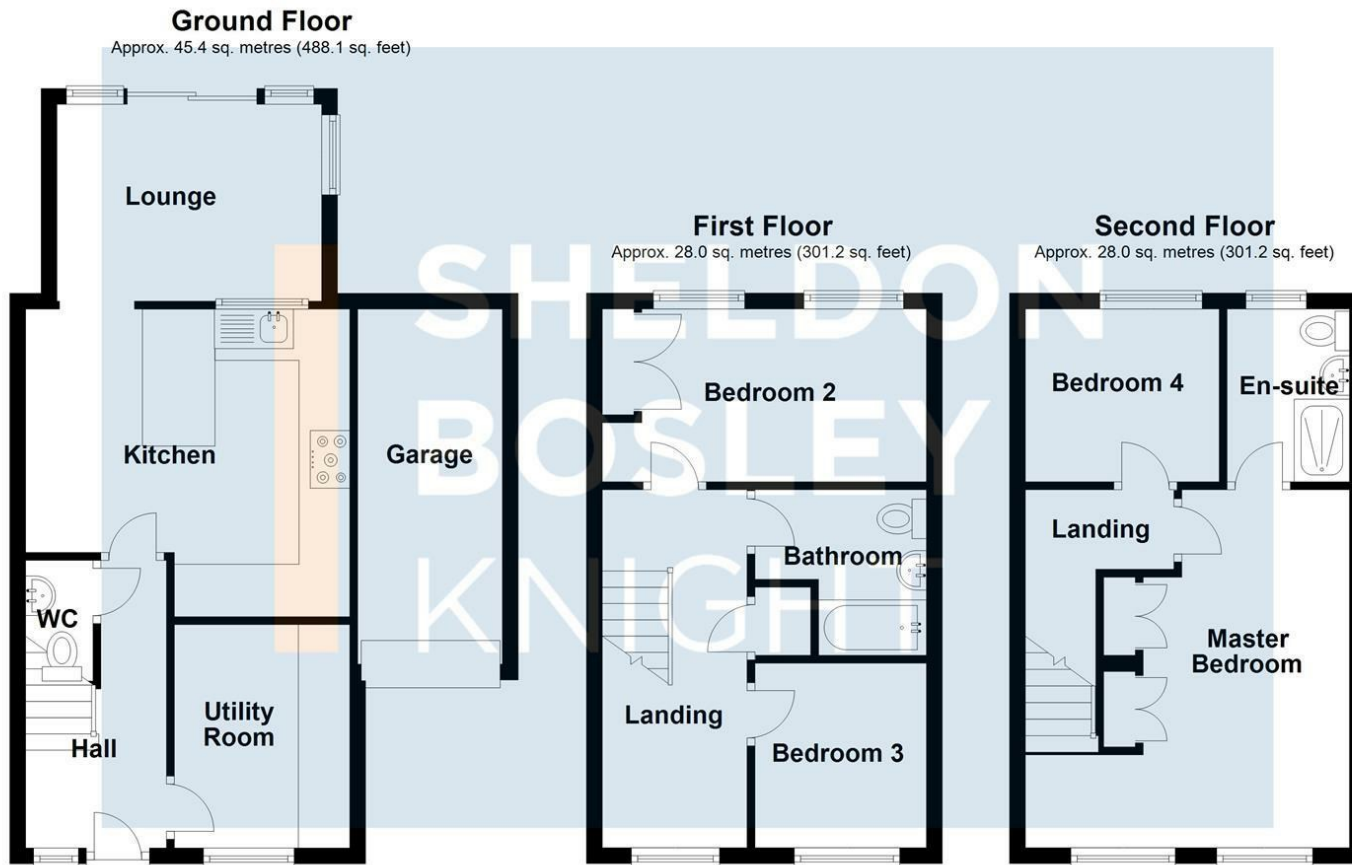
VIEWING: by prior appointment through the Sole Agents.







# Floorplan



Total area: approx. 101.3 sq. metres (1090.6 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 - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Nuneaton & Bedworth Borough Council

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

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.