



Smorrall Lane, Bedworth, CV12 0LD

**SHELDON  
BOSLEY  
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# Property Description

\*\*\*THREE BEDROOM SEMI DETACHED OFFERED WITH NO UPWARD CHAIN\*\*\*  
\*\*\*GENEROUS REAR GARDEN\*\*\*

Accommodation in brief; entrance hall, living room, kitchen diner, cloakroom WC, three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, front drive, and generous private rear garden. EPC Rating D. Council Tax Banding B.







## Key Features

- No Upward Chain
- Semi Detached Home
- Three Bedrooms & Bathroom
- Kitchen Diner & Cloakroom WC
- Off Road Parking
- Generous Rear Garden
- Close By To Transport Links
- EPC Rating D Council Tax Banding B

**£225,000**

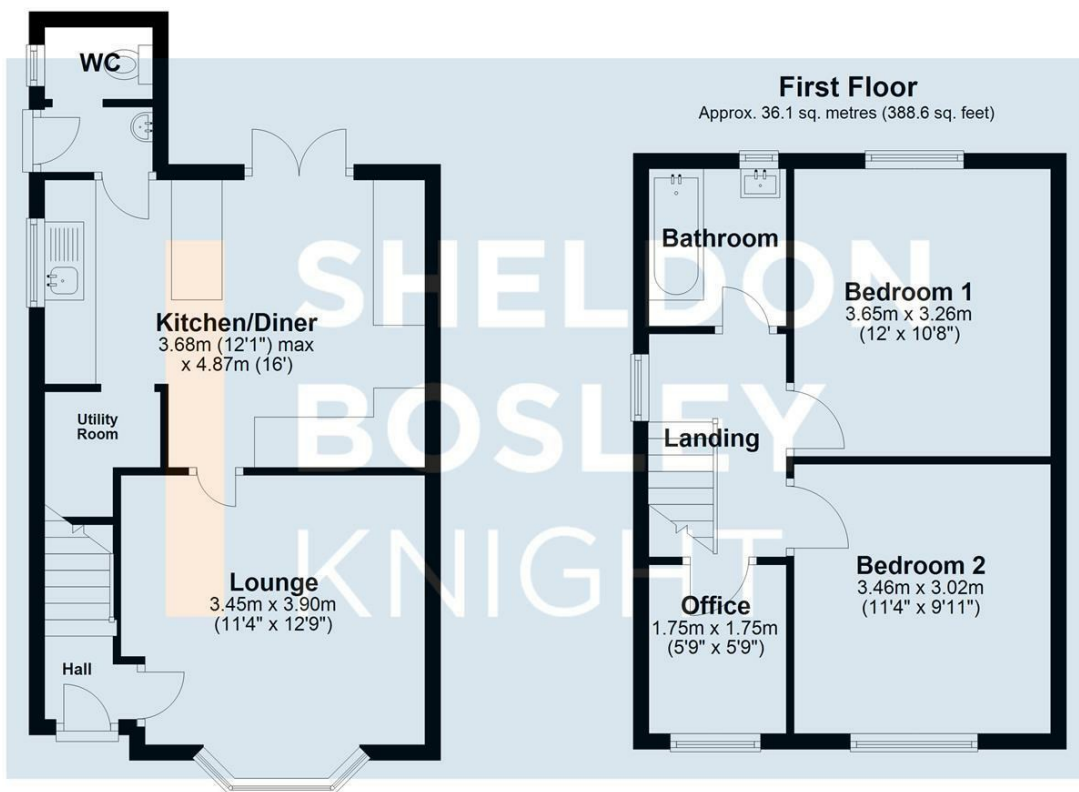






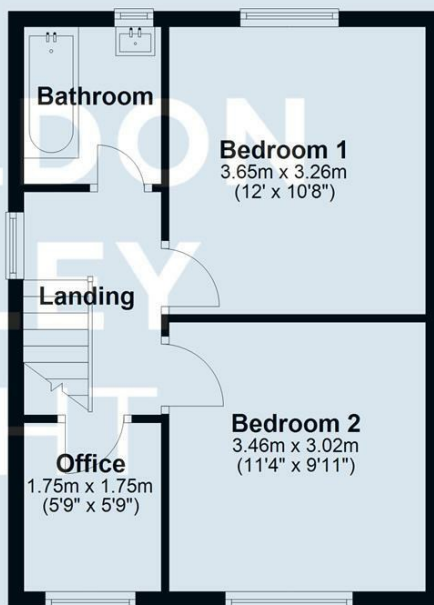
## Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



Total area: approx. 73.8 sq. metres (794.1 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 - B

Local Authority  
Nuneaton & Bedworth Borough Council





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