



Smorrall Lane, Bedworth, CV12 0JW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
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# Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Are you looking for a two bedroom end terraced home? Want something that you can put your own stamp on? This property on Smorrall Lane may be the one for you, offering two reception rooms alongside two sizeable bedrooms this home has plenty of space for you to make it your own!

Briefly comprising; Lounge, dining room, kitchen, bathroom, two double bedrooms with an additional room perfect for a potential en-suite, study or walk-in wardrobe. The exterior grants a gated front, access to the rear via service road with off road parking and rear garden.

With gas fired central heating, double glazed windows, this property has a tonne of potential to make it your own! Previously extended for additional kitchen space, this home is a must see. Call us now for more information!  
COUNCIL TAX BAND A & EPC RATING D







## Key Features

- End Terrace Home
- Two Spacious Bedrooms
- Additional Study/Walk-in Wardrobe off the Master Bedroom
- Off Road Parking
- Downstairs Bathroom
- Ideal First Time Purchase Or Investment
- No Onward Chain
- COUNCIL TAX BAND A & EPC RATING D

**Offers Over  
£160,000**







**Ground Floor**  
Approx. 49.4 sq. metres (531.9 sq. feet)

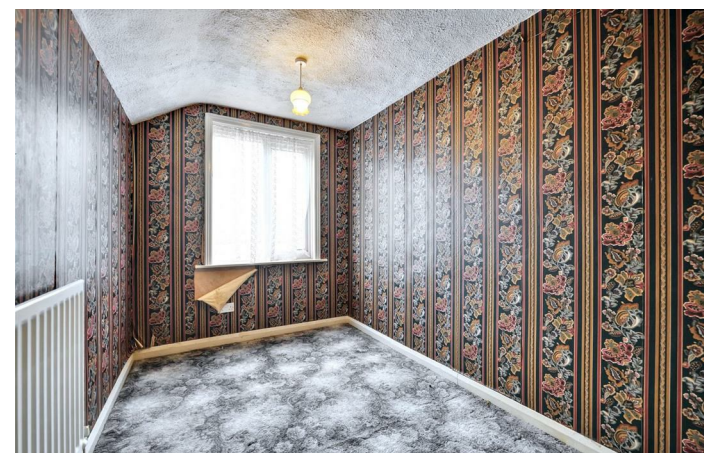


**First Floor**  
Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 87.7 sq. metres (943.7 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
NBBC





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.

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