

**4 Bedroom House - Semi-Detached**  
**located on Smorrall Lane, Bedworth**  
**£279,000**

**UP Estates**



NO CHAIN IS OFFERED ON THIS \*\*EXTENDED SEMI - FOUR BEDROOMS, THREE DOUBLES - INCREDIBLE LIVING KITCHEN DINER - GREAT GARDEN SPACE WITH GARAGE & SEPERATE WOKRSHOP\*\*

Welcome to this stunning property located on this sought after road in the south part of Bedworth, nearby to A44 & M6 commuter links. This semi-detached house boasts a fantastic floorplan that will surely impress you. With one formal reception room plus incredible living kitchen diner with ample space for additional sofas/seating area, four bedrooms, and two bathrooms, this home offers ample space for comfortable living.

One of the standout features of this property is the parking space it offers - with room for three vehicles, parking will never be an issue for you or your guests. Whether you have a growing family or simply love to entertain, this home provides the space and functionality you need.

#### FRONT ASPECT

Having a block paved driveway fronting the property

#### HALL

With stairs ascending to the first floor and doors leading to the Lounge, Kitchen/Diner and storage.

#### LOUNGE

12'1" x 12'3"

Having a central heated radiator and a double glazed bay window.

#### KITCHEN/DINER

17'8" x 15'9"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated gas hob and oven with extraction fan, a central heated radiator, double glazed windows and doors leading to the garden.

#### LANDING

With stairs rising from the ground floor and doors leading to accommodation and bathroom.

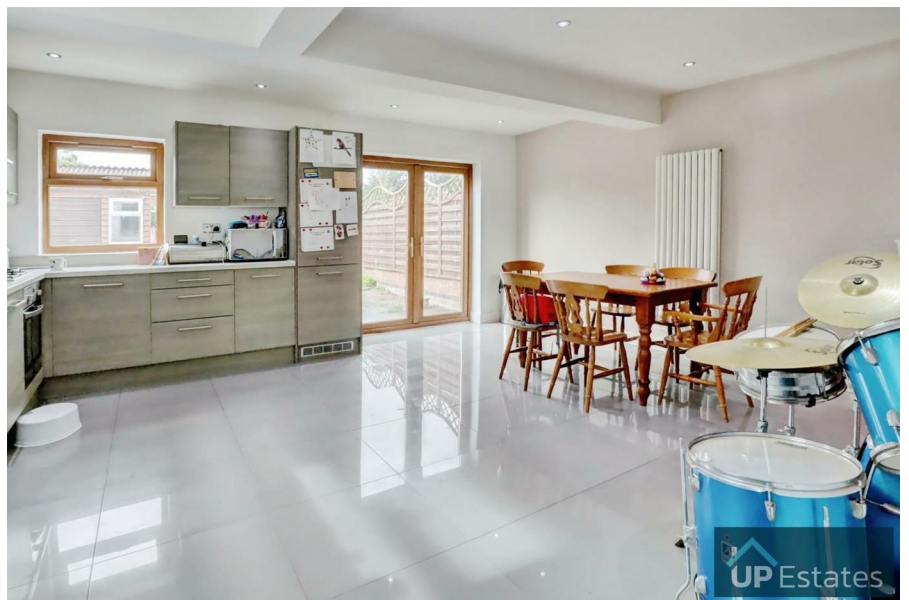
#### BEDROOM TWO

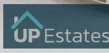
10'9" x 12'4"

Having a central heated radiator and double glazed window to the front aspect.

£279,000

- NO CHAIN
- WOW - CHECK OUT THE FLOORPLAN
- Extended Semi Detached
- Four Bedrooms (Three Doubles) - One with En-Suite
- Incredible Living Kitchen Diner Space
- Downstairs WC + First Floor Bathroom + Top Floor En-Suite
- Fantastic Rear Garden Space
- Spacious Detached Workshop To Rear
- Garage & Driveway Parking For Multiple Vehicles
- Circa 1550 sq ft inc Garage & Workshop





**BEDROOM THREE**

11'6" x 8'10"

Having a central heated radiator and double glazed window to the rear aspect.

**BEDROOM FOUR**

6'9" x 6'4"

Having a central heated radiator and double glazed window to the front aspect.

**BATHROOM**

Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin and a double glazed opaque window.

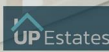
**LANDING**

With stairs rising from the first floor and a door leading to accommodation.

**BEDROOM ONE**

12'10" x 15'5"

Having a central heated radiator and double glazed window to the rear aspect and door leading to the ensuite.





#### **ENSUITE**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and opaque double glazed window.

#### **GARDEN**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

#### **GARAGE**

7'7" x 16'6"

Having power and lighting and an up-and-over door.

#### **WORKSHOP**

11'1" x 27'2"

Having an up-and-over door, as well as main garage entrance door and window/window space to side and rear.

#### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

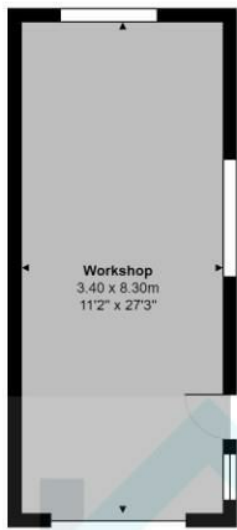
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Smorrall Lane, Bedworth





Total Area: 144.1 m<sup>2</sup> ... 1552 ft<sup>2</sup> inc Garage & Workshop

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

UP Estates