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**Woodlands Road, Bedworth, CV12 0AD**

# Property Description

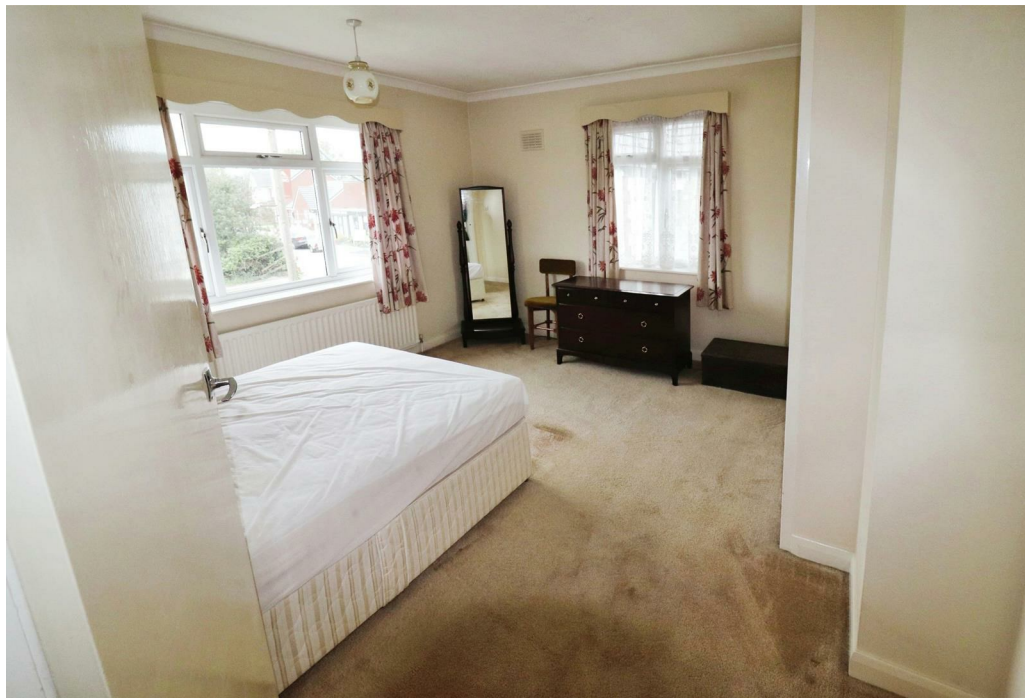
This is a rare opportunity to acquire this traditional detached property which in brief accommodates entrance hall with staircase to the first floor. Spacious lounge with a fire place having incorporated coal effect electric convector fire and open archway leading to the dining room which has glazed double doors leading to the sun lounge which overlooks the rear garden. The kitchen has a range of eye and base level units, pantry/cupboard which houses the Potterton gas boiler and side door which provides access to the outhouse with Incorporated high flush W.C.

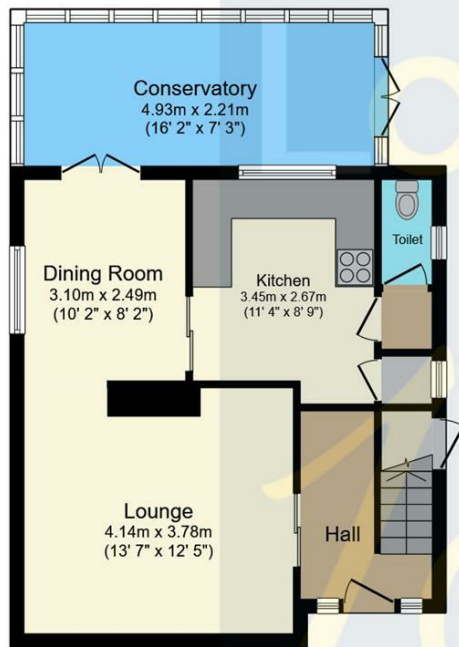
The first floor landing has access to the loft and also provides access to the three bedrooms with the master bedroom having fitted wardrobes and a built in wardrobe located in the second bedroom. The bathroom has a cast iron bath with shower unit above, pedestal hand wash basin, low level W.C and airing cupboard which houses the hot water cylinder. The property also benefits from gas central heating and PVCu double glazing.

Outside the front garden is laid to lawn with shrub and hedgerow borders, block paved driveway providing off road parking for vehicles which leads to the detached garage. The garden is enclosed with double gates and overlooks open fields to the front elevation. The rear garden is enclosed by hedgerow with a path to the rear which provides access to the greenhouse, timber framed store and workshop. There is also a paved patio, pond, outside store which was originally the coal store and path to the side elevation leading to a gate which provides access to the front of the property.

Internal viewing is highly recommended to fully appreciate the potential this property offers which is also being marketed with no upward chain.

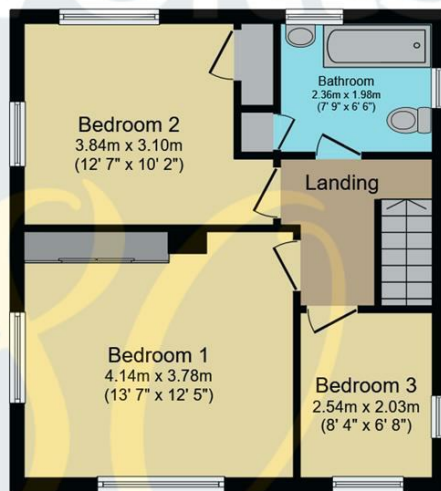






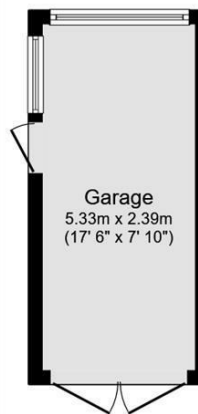
### Ground Floor

Floor area 55.7 m<sup>2</sup> (599 sq.ft.)



### First Floor

Floor area 43.8 m<sup>2</sup> (471 sq.ft.)



### Garage

Floor area 12.6 m<sup>2</sup> (135 sq.ft.)

TOTAL: 112.0 m<sup>2</sup> (1,206 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Key Features

- Traditional Detached House
- Lounge & Dining Room
- Sun Lounge
- Kitchen
- Three Bedrooms
- Family Bathroom
- GFCH & PVCu Double Glazing
- Front & Rear Gardens
- Garage & Driveway
- No Upward Chain

**£329,950**

EPC Rating - E

Tenure - Freehold

Council Tax Band -

Local Authority -