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Whitburn Road  
Bedworth





## Property Description

Situated in the residential area of Bedworth Heath, offers a convenient and well-connected location, ideal for families, professionals, and first-time buyers. This peaceful setting provides easy access to local amenities, transport links, and green spaces while being close to the nearby towns of Bedworth and Nuneaton.

Bedworth town centre is just a short drive away, offering a variety of supermarkets, shops, cafes, and essential services. For an even wider range of shopping and entertainment options, nearby Nuneaton and Coventry provide retail parks, restaurants, and leisure facilities.

The area benefits from excellent transport links, with the M6 motorway and A444 close by, making commuting to Coventry, Birmingham, and Leicester straightforward. Bedworth railway station offers direct train services to Coventry and Nuneaton, with further connections to London and Birmingham.

For families, there are well-regarded schools and nurseries in the area, along with parks and recreational spaces for outdoor activities. The nearby Miners' Welfare Park and local nature reserves provide great opportunities for walking, cycling, and relaxation.

## Porch

## Entrance Hall

## Living Room

19' 8" x 12' 8" ( 5.99m x 3.86m )

With electric fireplace and feature brick surround, internal French doors leading to conservatory, carpeted, two radiators, large double-glazed window to the front.

## Kitchen

12' 2" x 7' 2" ( 3.71m x 2.18m )

With tiled flooring, fitted double oven, electric hob, extractor fan, aluminium sink with mixer tap, undercounter appliance space, rear door leading into the garden, window to rear, double panel radiator.

## Utility

13' 8" x 5' 10" ( 4.17m x 1.78m )

With plumbing for washing machine, space for further appliances and fridge freezer, lino flooring, double glazed window to the front.

## Cloakroom

5' 8" x 4' ( 1.73m x 1.22m )

With Lino flooring, sink, low level w/c, splashback

## Landing

Leading to all three bedrooms and family bathroom with loft access.

## Bedroom One

12' 8" x 10' 8" ( 3.86m x 3.25m )

To the rear of the property with double

radiator, carpeted, double glazed window,

### Bedroom Two

12' 8" x 8' 10" ( 3.86m x 2.69m )

To the front, with carpet, radiator, double panel radiator, large double-glazed window.

### Bedroom Three

10' 2" x 7' 2" ( 3.10m x 2.18m )

To the rear of the property, carpeted, double glazed window, radiator.

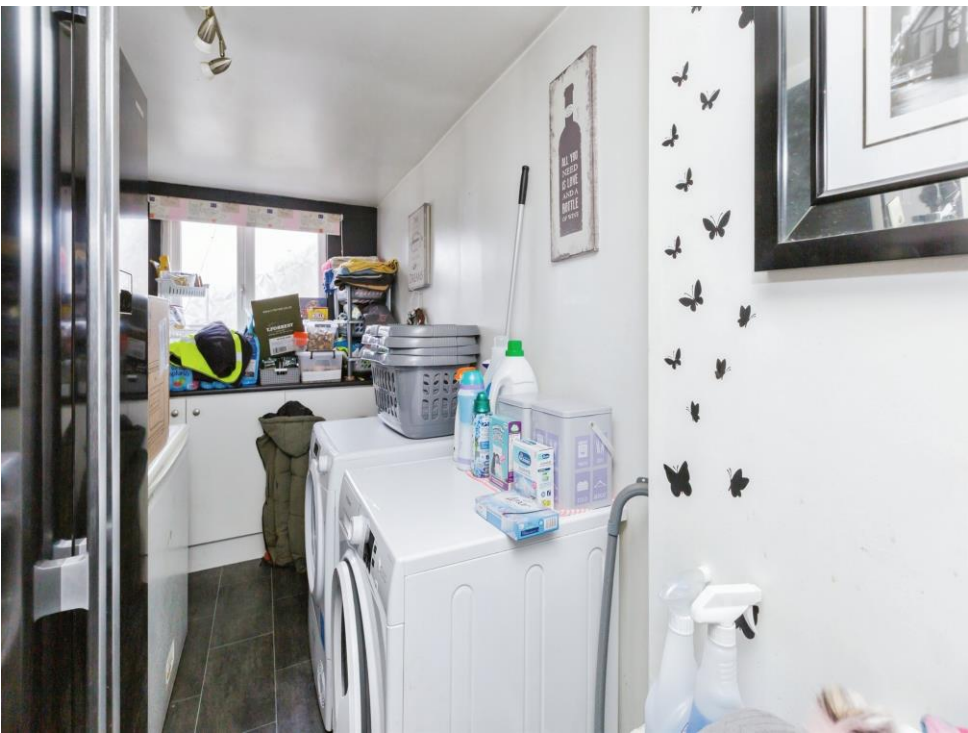
### Family Bathroom

6' 8" x 6' 5" ( 2.03m x 1.96m )

With walk in shower fully tiled, feature half tiling, pedestal sink, low level w/c, double radiator, frosted window.













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**EPC Rating: D**

Tenure: Freehold

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