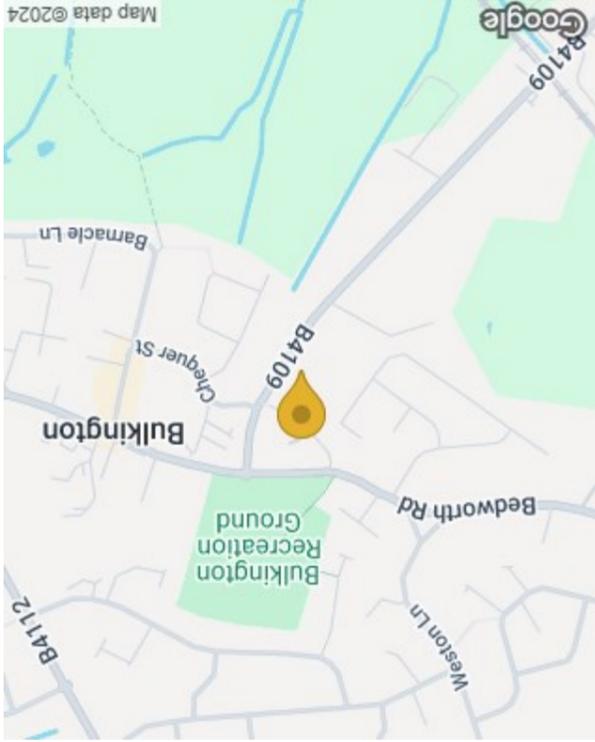


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

England & Wales	
EU Directive 2002/91/EC	Current (Finalist)
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Graph



Area Map



Floor Plan



8 Coventry Road
 Bedworth, CV12 9ND
 Offers Over £525,000

4 Bedrooms
 2 Bathrooms
 6 Reception Rooms
 COUNCIL TAX BAND

8 Coventry Road

Bedworth, CV12 9ND

****RARE OPPORTUNITY** OVER 2800 SQ FEET OF PROPERTY****

Carters are thrilled to present this exceptionally spacious property, situated on one of Bulkington's most prestigious thoroughfares. Boasting over 2800 square feet of accommodation, this home offers immense potential to become a luxurious family residence with some refurbishment.

The property is split, with the ground floor accommodation is Commercial Class E, being operated as a nursery by the current owners for twelve years until recent times, boasting a range of reception rooms, toilet block, kitchen and office. To the first floor, a residential dwelling configured as such, with kitchen, shower room and four bedrooms. This property is accessed through an external staircase, which will be removed and the central staircase reinstated to provide access internally and link the ground and first floors.

A change of use application to the ground floor has been explored to convert back to residential use and into a single residential dwelling.

The expansive layout spans three floors, as shown in the accompanying floor plan. The ground floor features a welcoming entrance hall, six versatile



reception rooms perfect for various uses, a generously sized kitchen, a toilet block, and a guest WC. To the first floor, which is currently a separate dwelling and is accessed via external stairs, you will find another kitchen, three well-proportioned bedrooms (one with an en-suite), and a family shower room. The second floor houses a large bedroom with limited head height at the sides.

Outside, the property benefits from a tarmac driveway at the front, providing ample off-road parking. The rear garden presents a blank canvas, ready for landscaping to create a beautiful outdoor space.

