



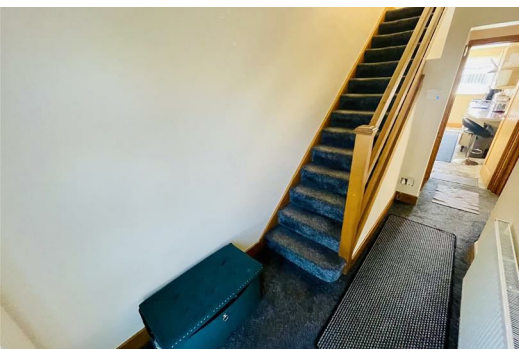
**297 Smorrall Lane, Bedworth
CV12 0LQ
Asking Price £235,000**

Pointons are pleased to offer this delightful semi-detached house offers a perfect blend of character and modern living. Built in 1930, the property has been thoughtfully extended, providing ample space for families or those seeking a comfortable home.

With a generous 1,206 square feet of living space, this residence boasts a through lounge/dining room reception room, ideal for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms provide a peaceful retreat, ensuring everyone has their own space to unwind. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the parking provision, accommodating up to three vehicles, which is a rare find in this area. This added convenience makes daily life easier, whether you have multiple cars or simply enjoy having extra space for visitors.

The location on Smorrall Lane is accessible, offering a friendly neighbourhood atmosphere while being close to local amenities and transport links. This home is perfect for those looking to settle in a community-oriented area with a rich history.



Entrance

Via double glazed door leading into:

Entrance Hall

Radiator, stairs to first floor landing, double doors to under-stairs storage cupboard and doors to:

Kitchen

17'2" x 6'3" (5.24m x 1.91m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled surround, integrated dishwasher, plumbing for washing machine, space for fridge, freezer and tumble dryer, double glazed windows to side and rear, heated towel rail, concealed combination boiler serving heating system and domestic hot water.

Lounge/Dining Room

32'4" x 11'7" (9.86m x 3.54m)

Double glazed bay window to front, wall mounted fireplace, two double radiators, telephone point, TV point, wall lights, double glazed French double doors to garden,

Landing

Double glazed window to side, access to loft space, doors to:

Bedroom

13'10" into bay x 11'6" (4.22m into bay x 3.51m)

Double glazed bay window to front, radiator, wall lights.

Bedroom

11'11" x 12'2" (3.64m x 3.70m)

Double glazed window to rear, radiator, wall lights.

Bedroom

8'5" x 6'7" (2.57m x 2.00m)

Double glazed window to front, radiator.

Bathroom

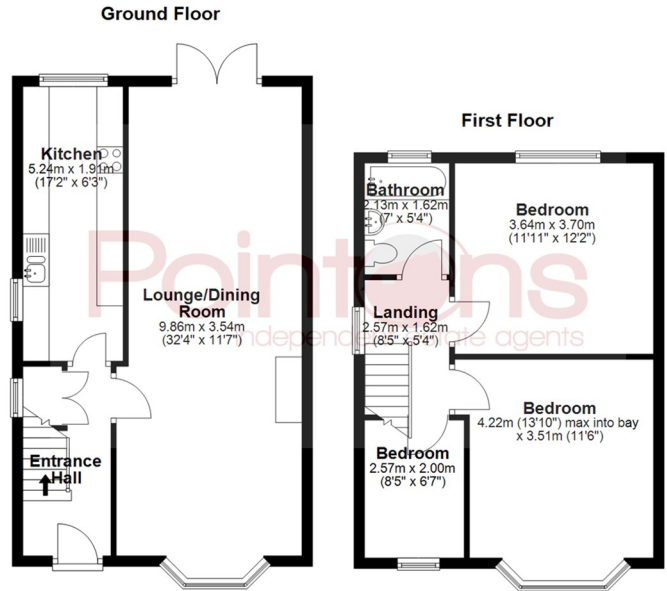
Fitted with three piece suite comprising panelled bath with matching telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, obscure double glazed window to rear, textured ceiling, door.

Outside

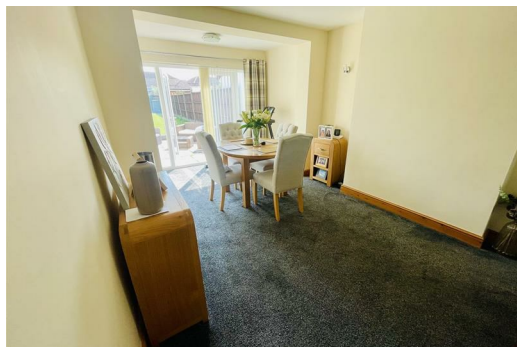
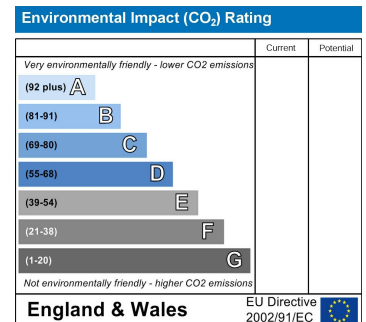
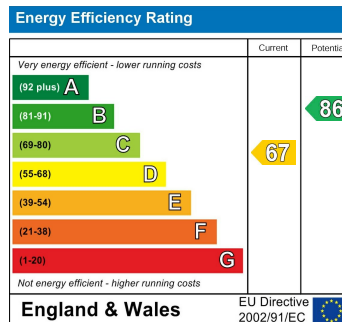
To the rear is an enclosed garden mainly laid to lawn, with paved patio and borders. Gated pedestrian access leading back to front where there is a hardstanding.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band B payable to Nuneaton & Bedworth borough council



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

