





# Smorrall Lane, Bedworth, CV12 0JW Offers over £245,000

Evans Estates are Proud to Present this Well Presented Three Bedroom Semi Detached Family Home. The property has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, lounge and refitted kitchen diner. To the first floor there are three bedrooms and a refitted family bathroom. Externally there is a rear landscaped garden with off road parking to the front with direct access to a garage.

- Semi Detached Family Home
- Lounge and Refitted KitchenDiner
- Three Bedrooms and a Refitted Family Bathroom
- Off Road Parking
- Direct Access to Garage
- Rear Landscaped Garden

### **Viewing**

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.





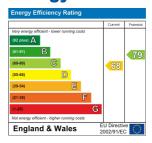


# Floor Plan

# Ritchen/Diner 3.60m x 3.00m (11' 10' x 9' 10') Ground Floor Total floor area 77.1 sq.m. (830 sq.ft.) approx 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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## **Energy Efficiency Graph**



**Area Map** 









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