

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

Evans Estates is delighted to present this charming three-bedroom semi-detached family home located on the desirable Smorrall Lane in Bedworth. This well-maintained property offers a perfect blend of comfort and modern living, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms. The lounge provides a warm and relaxing atmosphere, perfect for unwinding after a long day. The heart of the home is undoubtedly the refitted kitchen diner, which boasts contemporary fittings and ample space for family meals and entertaining guests.

The first floor features three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom has also been thoughtfully refitted, ensuring a modern and functional space for daily routines.

Externally, the property benefits from a beautifully landscaped rear garden, providing a delightful outdoor space for children to play or for hosting summer gatherings. The front of the house offers off-road parking for two vehicles, along with direct access to a garage, adding to the convenience of this lovely home.

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

### Viewing

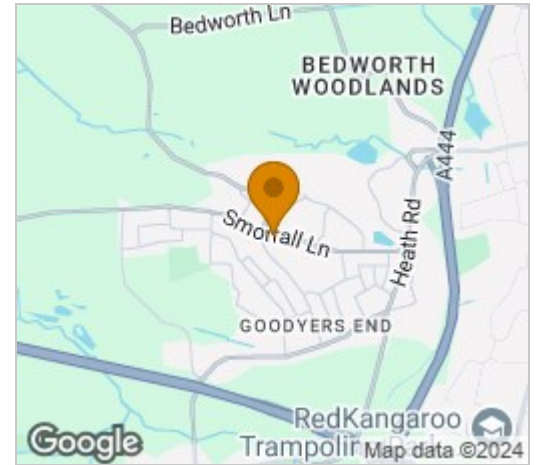
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



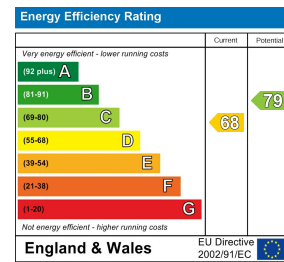
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.

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