







# 3 Bedroom House - Semi-Detached

## located on Doulton Court, Bedworth

## £200,000

UP Estates

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£200,000

- NO UPWARD CHAIN
- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS FRONT-FACING LOUNGE
- MODERN OPEN PLAN KITCHEN/DINER WITH FRENCH DOORS TO THE REAR GARDEN
- CONVENIENT GROUND FLOOR WC
- TWO WELL PROPORTIONED DOUBLE BEDROOMS
- VERSATILE THIRD BEDROOM/ HOME OFFICE/ PLAY ROOM
- LOW MAINTENANCE REAR GARDEN WITH PATIO AND DECKING SEATING AREAS
- PRIVATE DRIVEWAY PARKING TO THE FRONT
- COVENIENT LOCATION WITH EXCELLENT ROAD LINKS VIA THE A444, M6 AND M69

**NO UPWARD CHAIN | MODERN, WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME | OPEN PLAN KITCHEN/DINER | PRIVATE DRIVEWAY**

Offered for sale with no upward chain, this three bedroom semi-detached home on Doulton Court, Bedworth, would make an ideal first purchase or home for a young family. The location offers convenient road connections via the A444 and M6, with onward links towards Coventry, Birmingham and Leicester via the M69.

The entrance hall provides access to a convenient downstairs WC before leading into the spacious, front-facing lounge. There is ample room for seating, with stairs rising to the first floor and access leading through to the open plan kitchen/diner at the rear. Spanning the width of the property, the modern open plan kitchen/diner has a range of wood-effect units, contrasting work surfaces, a built-in oven and hob with extractor above, and space for freestanding appliances. French doors open directly onto the rear garden, making it easy to move outside for meals during the warmer months.

Upstairs, the landing leads to three bedrooms and a useful storage cupboard. Two bedrooms accommodate double beds, while the third is currently used as a home office, offering flexibility for working from home or a child's bedroom. The family bathroom comprises a white suite with a bath and overhead shower, wash basin and WC.

Outside, the private driveway provides off-road parking to the front. The enclosed rear garden is arranged for low maintenance, with decking, paved patio areas and a timber shed, providing space to sit out without extensive upkeep. With practical accommodation, driveway parking and no upward chain, this is a home well worth viewing for buyers taking their first step or seeking space for a growing family.







## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.




While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested

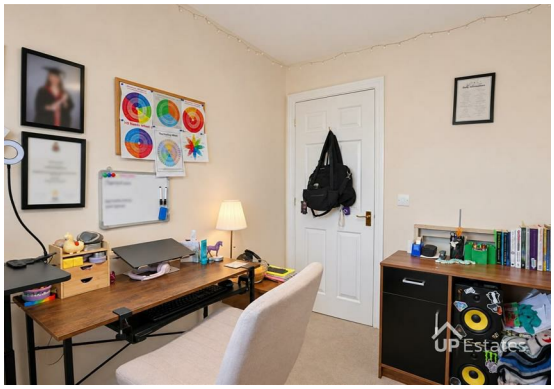


by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

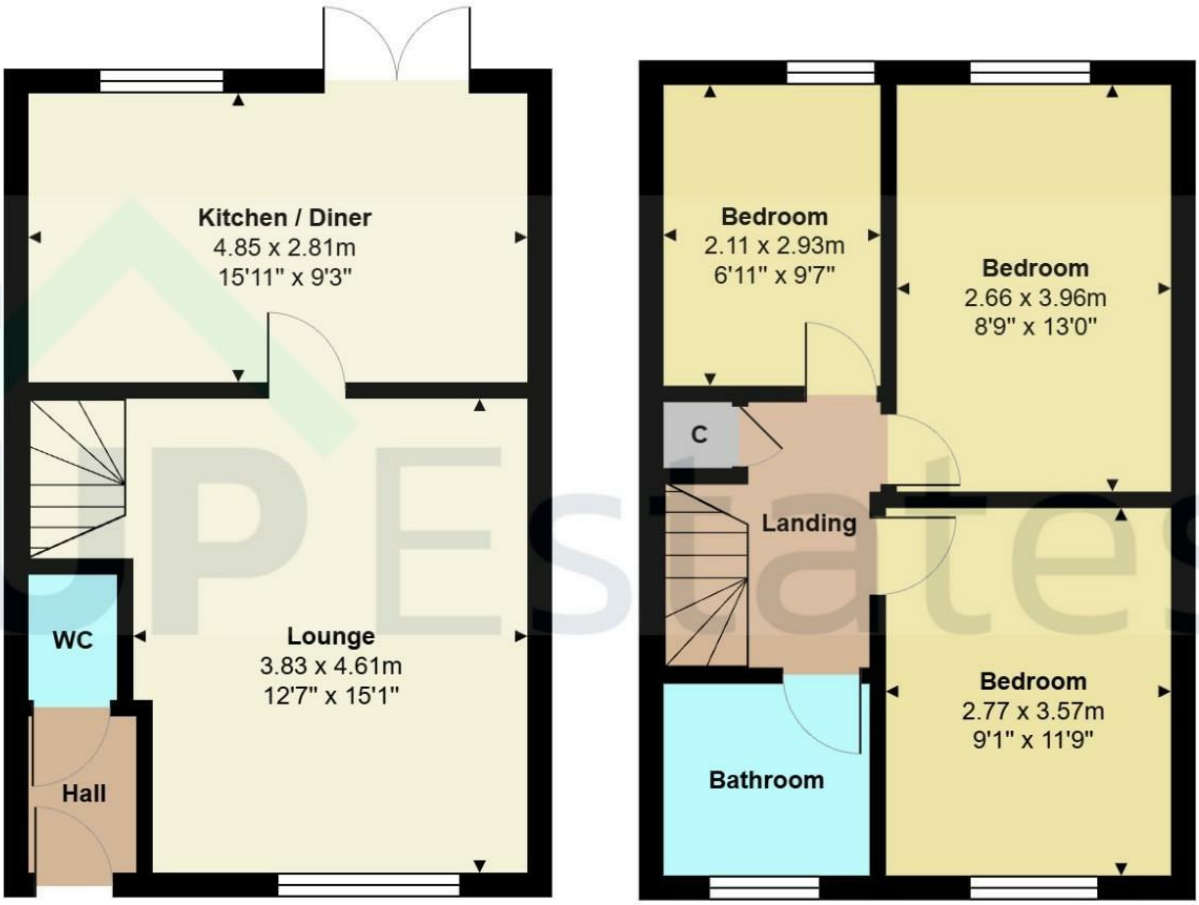


Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.






# Doulton Court,  Bedworth




Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only

**CONTACT**

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