



100 Wootton Street | Bedworth | CV12 9DZ

GOOD SIZE PLOT ON WOOTTON STREETTHREE BEDROOM SEMI DETACHED WITH GENEROUS GARAGE & PRIVATE REAR GARDEN*** in brief the property comprises; entrance hall, living room, kitchen, ground floor WC, extended utility room, integral garage three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, block paved driveway providing off road parking, good size garage, and a private rear garden. Freehold. Council Tax Band A. EPC Rating D.

Offers In Excess Of £185,000

- Semi Detached With Garage
- Three Bedrooms & Bathroom
- Living Room & Kitchen
- Ground Floor WC & Utility
- Off Road Parking



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure double glazed UPVC door, stairs ascending to first floor landing, panel radiator. Door to;

LIVING ROOM

14' 2" x 13' 3" (4.32m x 4.04m) With UPVC double glazed windows to front bay aspect, panel radiator, feature marble fireplace with inset electric fire. Door to;

KITCHEN

9' 6" x 12' 1" (2.9m x 3.68m) With UPVC double glazed window to rear aspect. Kitchen comes with a range of wall and base units with contrasting work tops, inset one and half bowl sink and drainage unit, integrated fridge, space for cooker, plumbing for washing machine. Under stairs storage cupboard with location of gas meter, and electric consumer unit. Door to;

REAR LOBBY

With glazed door to utility, and bi fold door to;

GROUND FLOOR WC

With obscure UPVC double glazed window to rear aspect, low level WC, panel radiator, location of wall mounted gas central heating boiler.

UTILITY ROOM

6' 8" x 7' 3" (2.03m x 2.21m) With UPVC double glazed window to rear aspect, obscure UPVC double glazed door leading to rear access. Wooden framed door leading to;

INTEGRAL GARAGE

15' 9" x 10' 2" (4.8m x 3.1m) With single and bi-fold doors to front, electric and lighting supply, storage in loft space.

LANDING

With UPVC double glazed window to side aspect, access to the loft hatch. Doors to;

BEDROOM ONE

14' 3" x 10' 7" (4.34m x 3.23m) With UPVC double glazed window to front aspect, panel radiator, built in wardrobes.

BEDROOM TWO

8' 0" x 8' 5" (2.44m x 2.57m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

10' 8" x 6' 7" (3.25m x 2.01m) With UPVC double glazed window to front aspect, panel radiator.

BATHROOM

4' 2" x 8' 0" (1.27m x 2.44m) With obscure UPVC double glazed window to rear aspect, bath with shower over, low level WC, wash basin, panel radiator, extractor fan.

OUTSIDE

To the front is a block paved driveway providing off road parking, and direct access to the garage. To the rear is a paved patio area, block paved pathway leading down the garden which is laid to lawn, with mature shrubs, and tree to the rear.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Rating D.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

Low Flood Risk. Standard Brick Construction.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

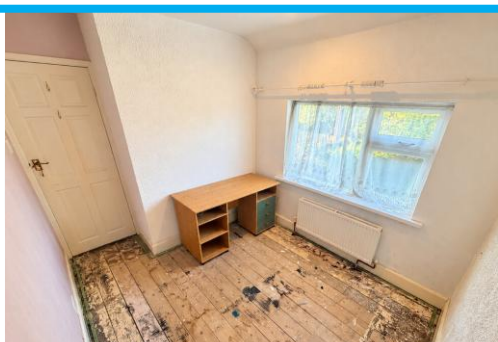
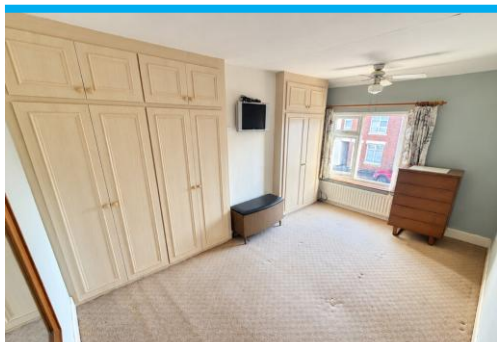
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

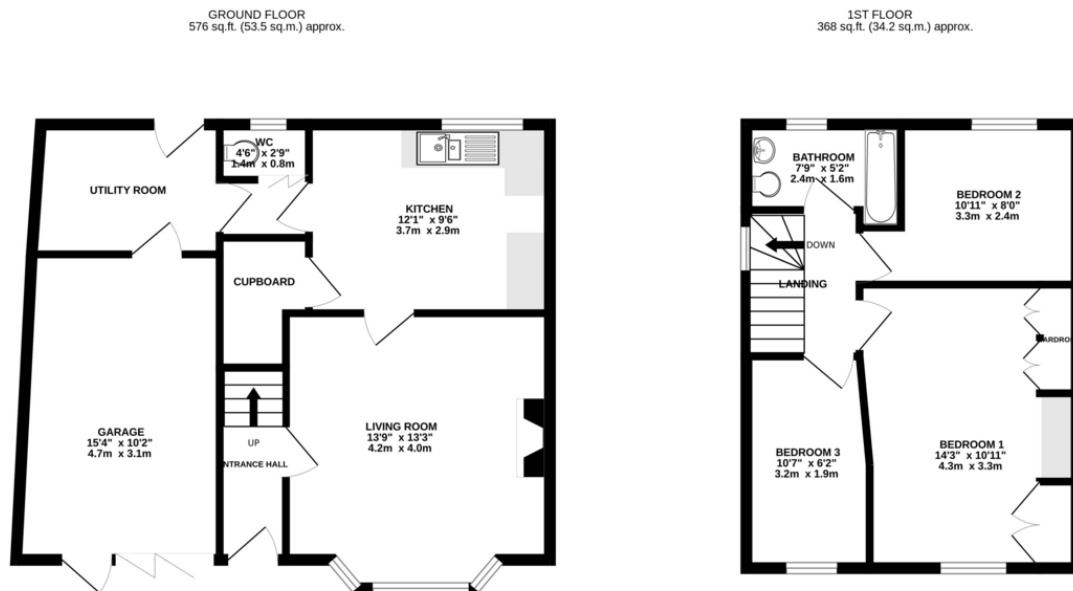
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.





Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		