



227 Smorrall Lane | Bedworth | CV12 0JN

Asking Price Of £169,995

OPEN PLAN LAY OUTWELL PRESENTED THROUGHOUT*** In brief the property comprises; entrance porch, open plan lay out on the ground floor with living area, and spacious kitchen breakfast room. Also guests WC. To the first floor are two good size bedrooms and modern shower room. UPVC double glazed, gas central heated, and private low maintenance rear garden. Freehold. Council Tax Band A. EPC Rating C.

- Mid Terraced
- Two Bedrooms
- Modern Shower Room
- Spacious Open Plan Lay Out
- Living Room & Kitchen Breakfast Room



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

Access to the property via UPVC front door, obscure UPVC double glazed panel windows to the front and side aspects, internal door to:

LIVING ROOM

15' 0" x 14' 2" (4.57m x 4.32m) With UPVC double glazed windows to front and side aspect, panel radiator, laminate flooring, panel radiator, opening into;

KITCHEN BREAKFAST ROOM

18' 5" x 13' 8" (5.61m x 4.17m) With UPVC double glazed window to rear aspect, panel radiator, stairs ascending to first floor landing, under stairs storage cupboard. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, integrated electric oven, four ring gas hob, with extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Obscure UPVC double glazed door to rear garden, and door to;

DOWNSTAIRS WC

With obscure UPVC double glazed window to rear aspect, low level WC, wash basin set in vanity unit.

LANDING

With access to the loft with pull down ladders, the loft being boarded, flooring, electrics, and Velux window. Doors to;

BEDROOM ONE

8' 9" x 14' 2" (2.67m x 4.32m) With UPVC double glazed windows to front aspect, panel radiator.

BEDROOM TWO

15' 5" x 8' 3" (4.7m x 2.51m) With UPVC double glazed window to rear aspect, panel radiator, cupboard housing gas central heating boiler.

SHOWER ROOM

With obscure UPVC double glazed window to rear aspect, double walk in shower, low level WC, wash basin, tiled floor, and tiling.

OUTSIDE

To the front is block paved with surrounding wall.

The rear garden is paved with a wooden shed, and surrounding fence panels, with gate leading to rear access.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

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

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.

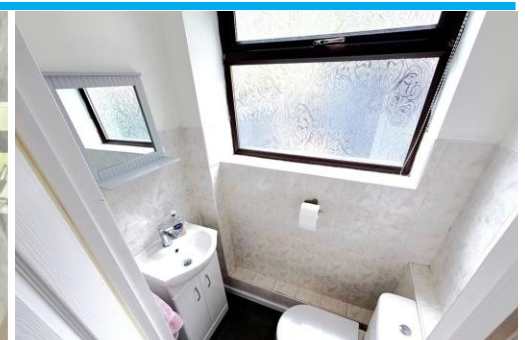
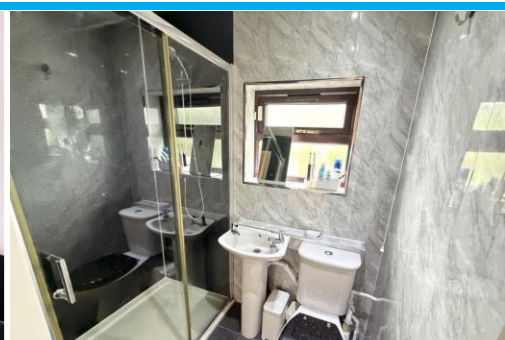
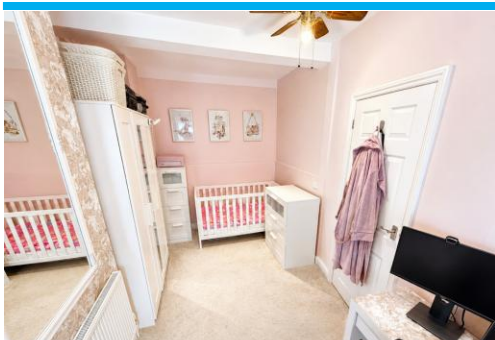
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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:

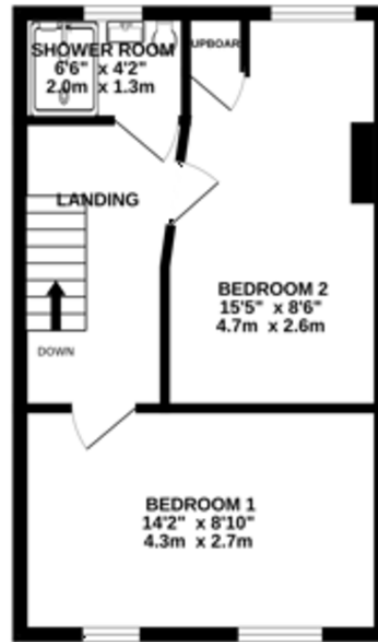
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hozonplan (12/20)

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 and 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		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		