



27 Shakespeare Avenue | Bedworth | CV12 9ES

Asking Price Of £249,950

*****CHECK OUT THE FLOORPLAN***FIVE DOUBLE BEDROOMS INCLUDING GROUND FLOOR BEDROOM WITH EN-SUITE***DOUBLE STOREY SIDE AND REAR EXTENSIONS***CORNER PLOT WITH GENEROUS GARDEN***NO ONWARD CHAIN***
In brief the property comprises; entrance hall, spacious lounge diner, kitchen, utility/WC, and ground floor double bedroom with en-suite wet room. To the first floor are four further double bedrooms, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, ample parking to the front, and situated on a corner plot with generous garden. Freehold. Council Tax Band C. EPC Commissioned.**

- Vastly Extended Semi Detached
- Double Storey Side & Rear Extension
- Five Double Bedrooms & Family Bathroom
- Ground Floor Master With En-suite
- Spacious Lounge Diner



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure UPVC double glazed door, stairs ascending to the first floor, doors to;

LOUNGE DINER

20' 3" x 11' 7" (6.17m x 3.53m) With UPVC double glazed window to front aspect, panel radiators, feature fireplace with log burner. Door to kitchen, and double doors to;

UTILITY / WC

13' 3" x 5' 8" (4.04m x 1.73m) With obscure UPVC double glazed window to rear aspect, low level WC, wash basin, work top with undercounter space and plumbing for washing machine, space for fridge freezer. Wall mounted gas central heating boiler.

KITCHEN

6' 5" x 14' 8" (1.96m x 4.47m) With UPVC double glazed sliding patio doors leading to the garden. Kitchen comes with a range of wall and base units with contrasting work tops, inset stainless sink, integrated electric hob and extractor hood, and built in electric oven, panel radiator.

GROUND FLOOR BEDROOM

20' 3" x 12' 7" (6.17m x 3.84m) With UPVC double glazed window to front aspect, panel radiators, under stairs storage cupboard. Obscure UPVC double glazed door leading to side access. Door to;

ENSUITE WET ROOM

5' 9" x 7' 0" (1.75m x 2.13m) With obscure UPVC double glazed window to rear aspect, low level WC, wash basin, fitted shower to wet room floor, heated chrome towel rail, extractor fan.

FIRST FLOOR LANDING

With access to the loft hatch, doors leading to;

BEDROOM TWO

13' 3" x 12' 4" (4.04m x 3.76m) With UPVC double glazed window to rear aspect, panel radiator, access to the loft hatch.

BEDROOM THREE

13' 2" x 12' 5" (4.01m x 3.78m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM FOUR

10' 2" x 15' 5" (3.1m x 4.7m) With UPVC double glazed windows to front aspect, panel radiator.

BEDROOM FIVE

10' 0" x 9' 2" (3.05m x 2.79m) With UPVC double glazed window to rear aspect, panel radiator.

FAMILY BATHROOM

10' 3" x 6' 3" (3.12m x 1.91m) With obscure UPVC double glazed window to side aspect, panelled bath, low level WC, wash basin, walk in shower unit, heated towel rail, extractor fan.

OUTSIDE

To the front is a gravelled driveway providing off road parking for several vehicles. Wrought iron gate leading to a corner plot garden which is laid to lawn, surrounding hedges, paved & gravelled patio area

with veranda.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Commissioned.

TENURE: We understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly affect the property. No restrictions. Ex coal mining area. 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.

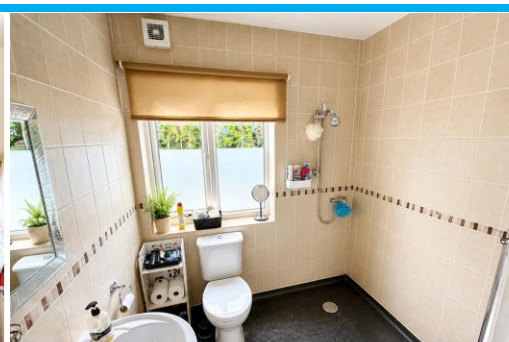
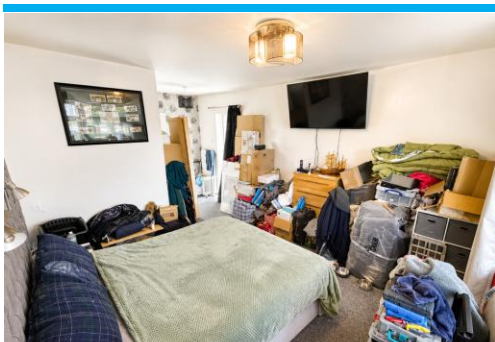
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

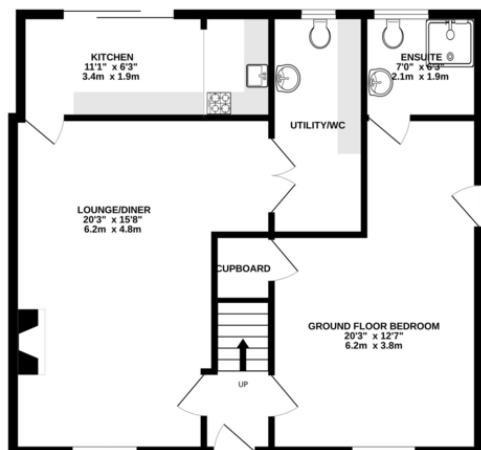
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

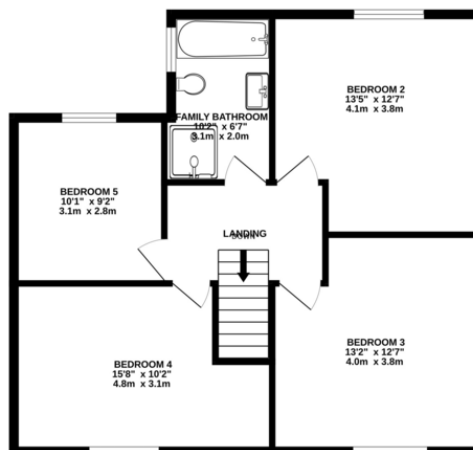
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1431 sq.ft. (132.9 sq.m.) approx.

Whilst 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.
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Tenure

Freehold

Council Tax Band

C

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		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		