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Coventry Road
Bulkington CV12 9NB

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Shortland Horne are delighted to offer for sale this substantial brand-new four-bedroom semi-detached home, positioned on Coventry Road in the popular village of Bulkington and offering approximately 1782 sq ft of beautifully finished accommodation arranged across three floors.

This is not your typical new-build layout. The property has been designed with genuinely generous rooms throughout, including a superb open-plan kitchen/living space, two further reception rooms, four well-proportioned bedrooms and three bathrooms, creating a home that works equally well for growing families, home working and entertaining.

The ground floor begins with a spacious entrance hallway leading through to an impressive lounge, providing a large but comfortable family living space. There is also a separate dining room, offering useful flexibility as a formal dining room, playroom, snug or home office.

At the rear is the real centrepiece of the home: a striking open-plan kitchen/living area finished with contemporary white cabinetry, contrasting dark work surfaces and a large central island. Two substantial rooflights flood the room with natural light, while French doors open directly onto the rear garden. The layout provides ample space for both dining and informal seating, making it a particularly strong everyday family and entertaining space. A separate utility room and ground-floor WC complete the ground floor.

The first floor provides two excellent bedrooms, including an exceptionally spacious principal bedroom with its own en-suite shower room, together with a modern family bathroom. Both are finished with contemporary marble-effect tiling, clean sanitaryware and modern fittings.

The second floor offers a further two bedrooms and an additional shower room,

Outside, the rear garden provides a good-sized private space ready for the incoming owner to landscape and personalise.

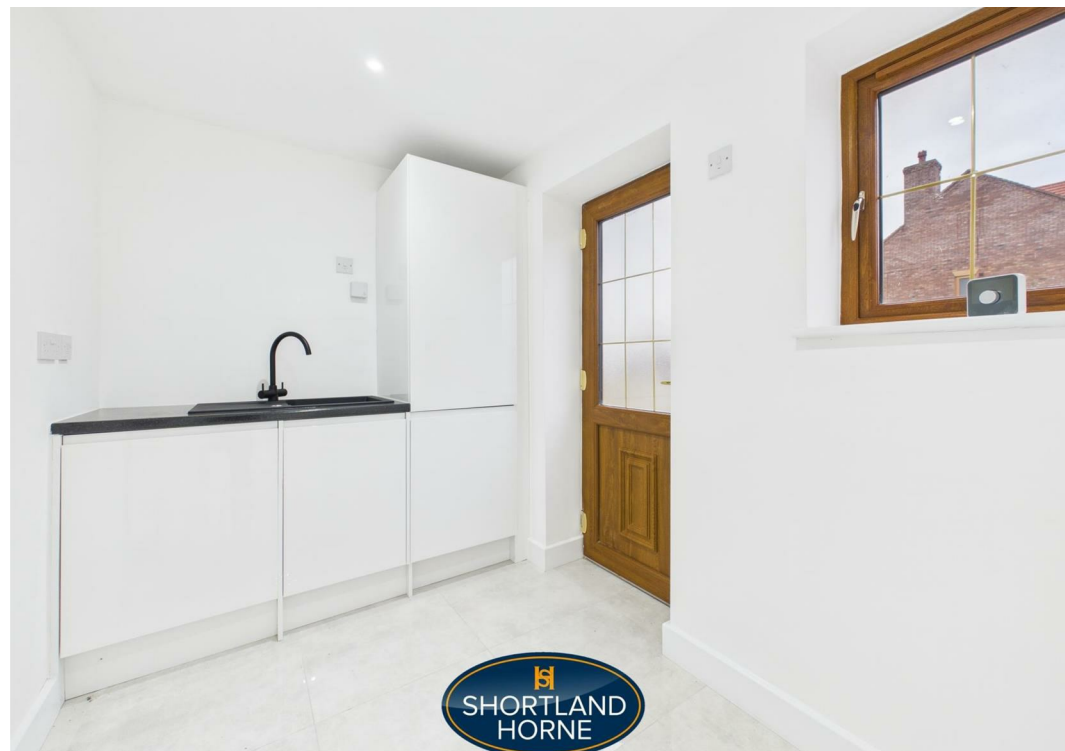
One of the more unusual advantages of the property is the flexibility available to the front. The sellers are open to the purchaser choosing whether the frontage is completed to provide off-road parking or retained and landscaped as a front garden, giving the buyer an opportunity to tailor the final external appearance to their own requirements, subject to any necessary permissions and final agreement.

The property is situated within the established village of Bulkington, offering a good range of everyday amenities, local schooling, shops and recreational facilities. Bedworth, Nuneaton, Coventry and Hinckley are all readily accessible, while the A444, M6 and M69 provide convenient connections across the wider Midlands.

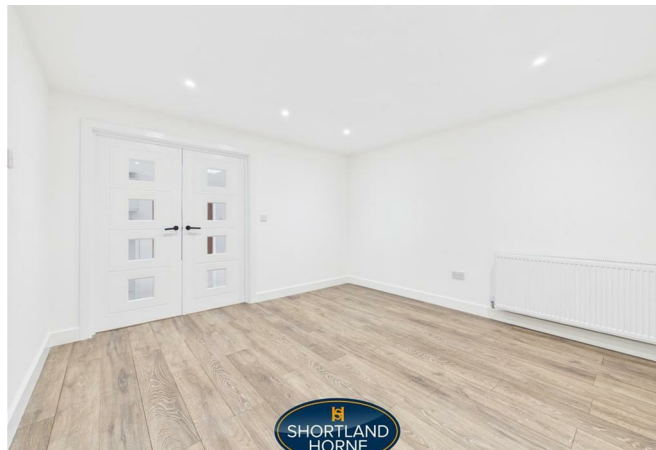
A genuinely spacious new home with an excellent specification, flexible accommodation and far more internal space than many modern four-bedroom properties. Viewing is strongly recommended to appreciate the proportions and finish on offer.

selling quality
property since 1995









Dimensions

Entrance Hal

Lounge

5.94m x 4.57m

Dining Room

3.84m x 3.63m

Kitchen/Living Area

4.65m x 5.64m

Utility Room

2.62m x 1.83m

W/C

1.07m x 1.80m

FIRST FLOOR

Bedroom One

3.91m x 5.64m

En-Suite

2.24m x 1.78m

Bedroom Two

3.12m x 3.35m

Bathroom

1.93m x 2.31m

SECOND FLOOR

Bedroom Three

2.69m x 4.70m

Bedroom Four

3.20m x 3.40m

Bathroom

1.98m x 2.08m

Floor Plan



Total area: 1782.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement Through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

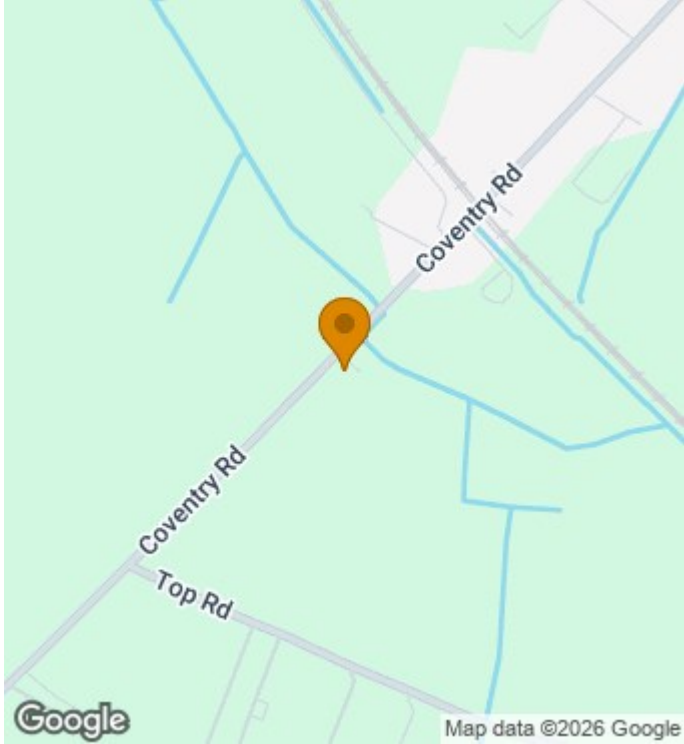
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

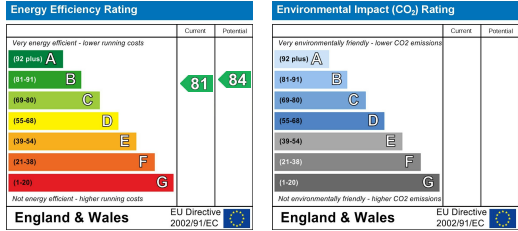
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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