



**Connells**

Moat Farm Drive  
Bedworth



## Property Description

This semi detached property is located in a small cul de-sac in a sought-after area, this chain-free property is perfect for those seeking a hassle-free move. With excellent transport links and local amenities nearby, this home offers both convenience and comfort. The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is a rear garden.

### Porch

Front door.

### Entrance Hall

Stairs to first floor.

### Guest W/C

Comprising, toilet, wash hand basin, radiator and double glazed window to the front elevation.

### Lounge

Double glazed window to the front & side elevations, radiator, electric fire and laminate flooring. Door to:

### Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Gas cooker point with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, understairs cupboard, double glazed window to the rear elevation and door leading to the rear garden.

### First Floor Landing

Loft hatch, cupboard and doors to;

### Bedroom One

Double glazed window to the front elevation and radiator.

### Bedroom Two

Double glazed window to the rear elevation, radiator and laminate flooring.

### Bedroom Three

Double glazed window to the front elevation and radiator.

### Fitted Bathroom

Tiled, comprising bath with shower over, toilet, wash hand basin, radiator and double glazed window to the rear garden.

## Outside

## Rear Garden

Paved & lawned.

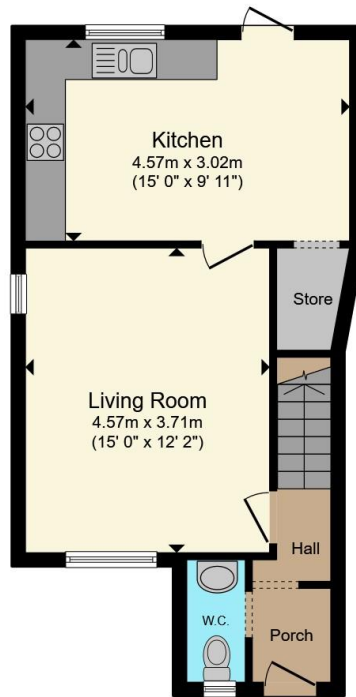
## Agents Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

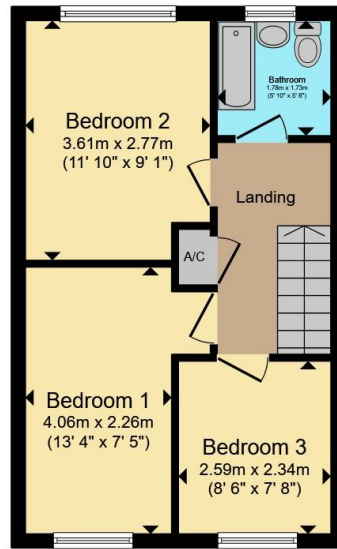
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"The annual service charge of £10.36pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.





**Ground Floor**



**First Floor**

Total floor area 75.6 m<sup>2</sup> (814 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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38 New Union Street  
COVENTRY CV1 2HN

EPC Rating: E Council Tax  
Band: B

**view this property online [connells.co.uk/Property/COV323212](http://connells.co.uk/Property/COV323212)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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