



## 73 ACACIA CRESCENT BEDWORTH, CV12 9BZ

**£195,000**  
**FREEHOLD**

James Whalley is delighted to present this three-bedroom semi-detached home, set on a generous plot and brimming with potential.

Located in a desirable area, this spacious property is ideal for first-time buyers or investors looking to add value. The ground floor features an entrance hall, a cosy living room perfect for relaxing evenings, a convenient downstairs WC, and a well-proportioned kitchen/diner that opens onto the rear garden.

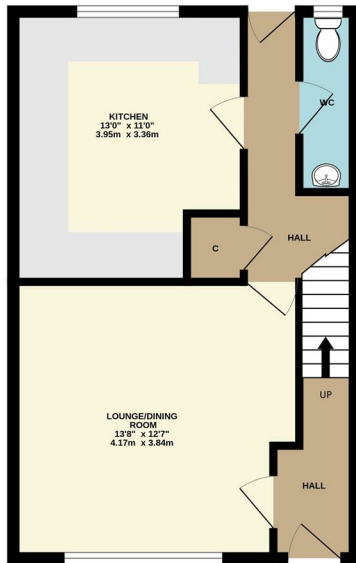
Upstairs, you'll find three generously sized bedrooms and a family bathroom, offering comfortable living space for a growing family or sharers.

Externally, the property benefits from a front garden, a good-sized rear garden, and side space for future potential ( subject to planning ).

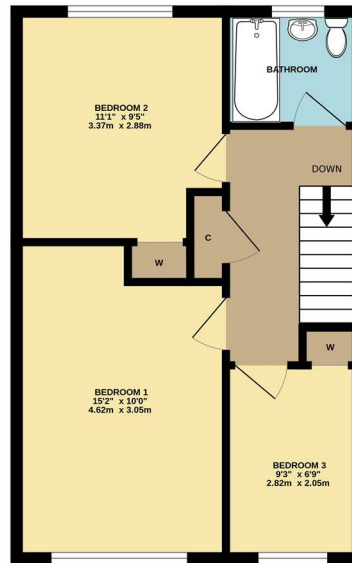
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**suave**

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Suave  
6a Westhill Road  
Coventry  
CV6 2AA

02475 105 222  
info@suaveestateagents.com

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