



**3 Bedroom House - Semi-Detached**  
**located on Kirkstone Road,**  
**Bedworth**  
**Offers Over £259,000**

 **UP Estates**



**\*\*LOVELY SEMI DETACHED - THREE BEDROOMS - SOUGHT AFTER LOCATION - NEAR CANNONS & IN SCHOOL CATCHMENT\*\***

CHECK OUT THIS well presented Semi Detached Home located in Bedworth with a multi-car driveway and side gated access. In brief the property comprises of Lounge, Dining Room and Kitchen to the ground floor and to the first floor, Two Double Bedrooms, One Single Bedroom and a Well Kept Family Bathroom. To the Rear, you will find a Lawned Garden, a Garage with Gated Access and a Driveway and Garden to the front. Call us now to arrange your

**Viewing**

Beautiful semi-detached three bedroom house with a multi-car driveway and gated side access to the garage and rear of the property.

**Lounge**

16'10" x 12'3"

Well presented spacious open lounge with a feature open fireplace, having a central heated radiator, access to a storage cupboard and a double glazed window to front, opening into: dining room and kitchen.

**Dining Area**

8'11" x 11'1"

Stunning bright dining area with sliding double glazed patio doors to the rear allowing plentiful natural light, and having a central heated radiator. A door accessing the kitchen.

**Kitchen**

7'4" x 11'1"

Attractive kitchen with a double glazed window to the side of the property, including a matching range of wall and base mounted units with roll top work surfaces over, a black composite sink with drainer and mixer tap, space for fridge, freezer, washing machine/dryer. Also including eye level oven and separate integrated induction hob.

**Landing**

With stairs rising from the ground floor having a double glazed window to the side aspect and doors leading to accommodation.

**Offers Over  
£259,000**

- Lovely Semi Detached
- Three Bedrooms
- Multi-Car Driveway
- Near to Cannons School - Bedworth's most sought after primary school
- Driveway and Garage
- Front and Rear Garden
- Detached Single Garage
- Lounge with Log Burner





#### **Family Bathroom**

Modern Family Bathroom Being partially tiled and having a modern three piece suite including P shaped bath. central heated towel rail and a double glazed opaque window.

#### **Bedroom One**

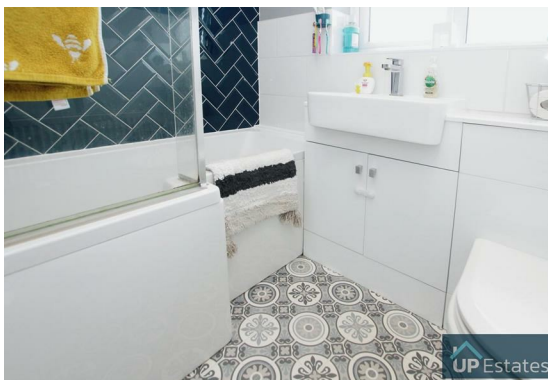
9'11" x 13'3"

Double bedroom having central heated radiator and double glazed window to front aspect.

#### **Bedroom Two**

9'11" x 10'0"

Double bedroom with a built in storage cupboard, having central heated radiator and double glazed window to rear aspect.



#### **Bedroom Three**

6'5" x 9'10"

Good sized bedroom having central heated radiator and a double glazed window to the front aspect.



### Rear Garden

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

### DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

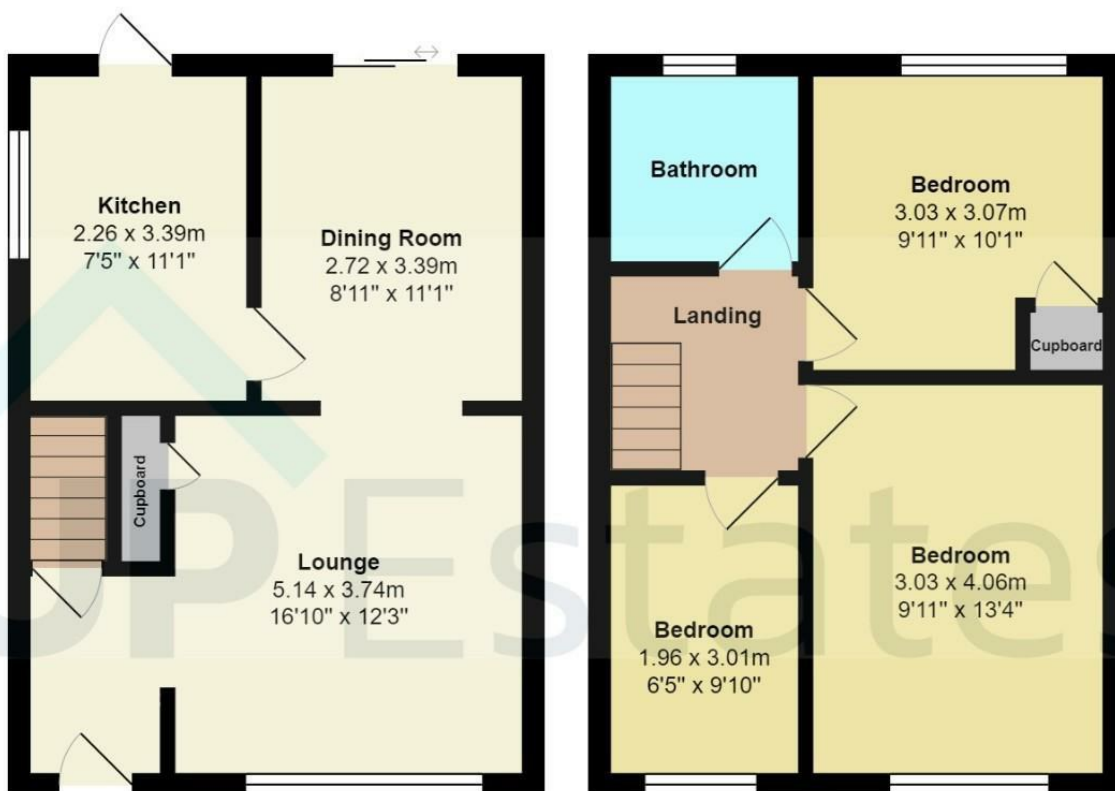
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Kirkstone Road, Bedworth





Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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