



HR ESTATE AGENTS

3 Bedrooms

House

Offers Over

£280,000

Located in

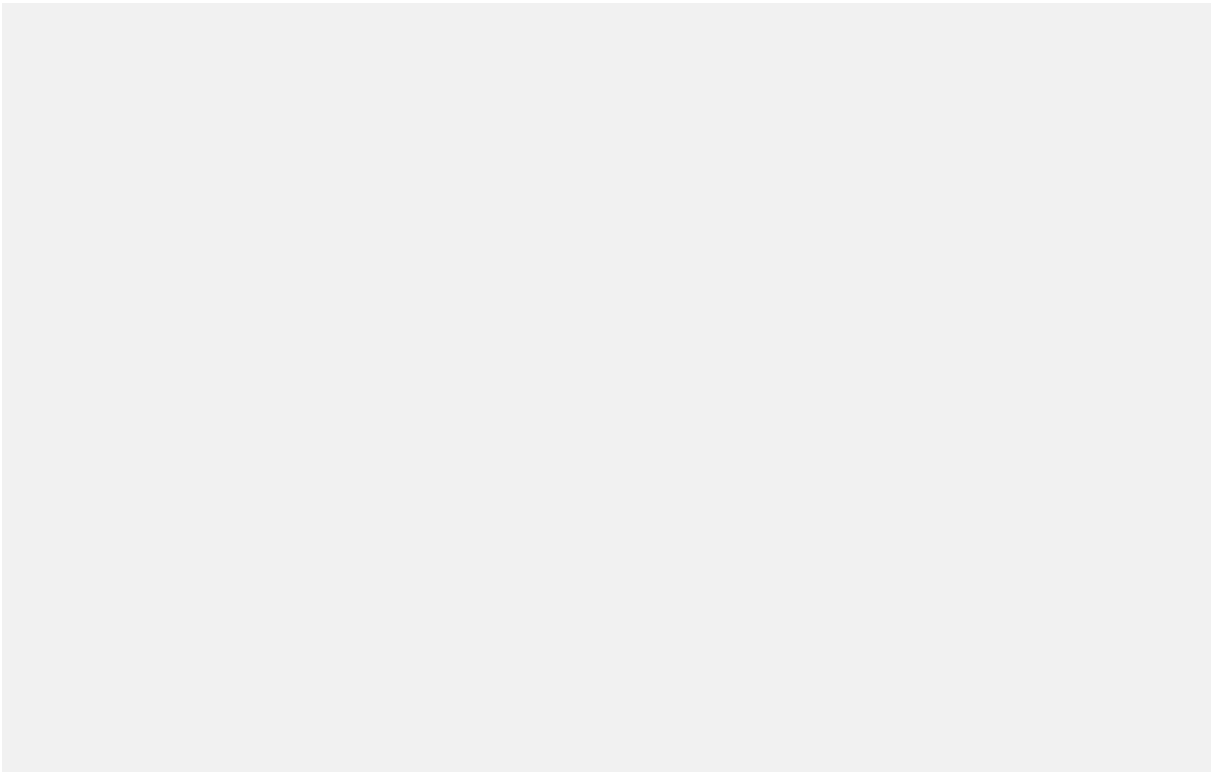
Bedworth





# Benn Road

Bedworth | CV12 9LN



# Benn Road

£280,000 Freehold

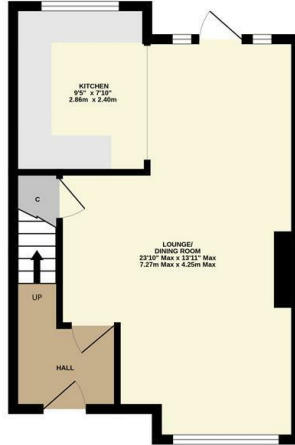


- Three bedroom semi-detached home offered with no upward chain
- Sought-after semi-rural location in Bulkington
- High-spec modern kitchen with integrated appliances
- Larger-than-average contemporary family bathroom
- Landscaped rear garden with sun all day and dual patio areas
- Fully renovated throughout to a high specification
- Spacious open plan living and dining area with patio doors
- Three well-proportioned bedrooms
- Driveway for multiple vehicles plus detached garage with new door
- Close to local amenities

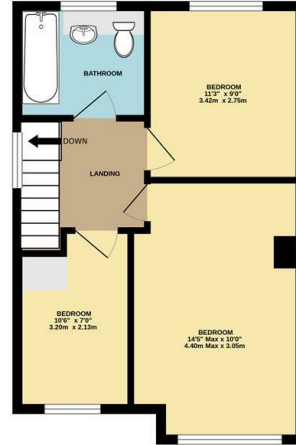
GARAGE  
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR  
388 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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## Council Tax Band C

### Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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