



167 SMORRALL LANE BEDWORTH, CV12 0JP

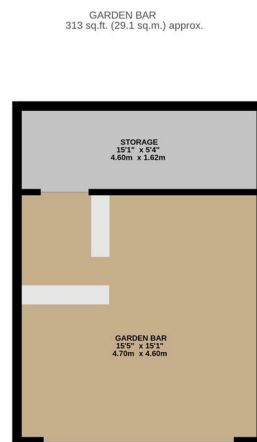
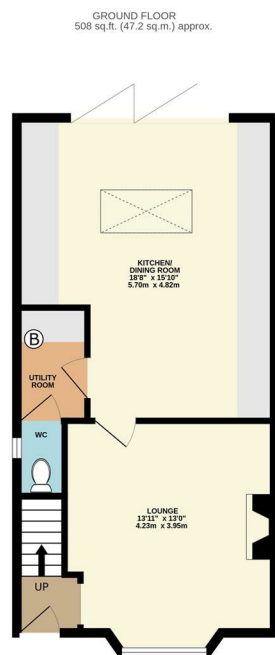
£240,000
FREEHOLD

James Whalley is proud to present this immaculate extended two-bedroom home, making the perfect first-time purchase.

Upon entering, you are welcomed by an entrance hallway leading into a stylish front lounge filled with natural light from the attractive bay window. To the rear of the property is the true heart of the home — a stunning full-width kitchen/dining extension complete with integrated appliances and bi-fold doors opening onto the garden, creating the perfect space for entertaining. The ground floor also benefits from a convenient utility area and downstairs WC.

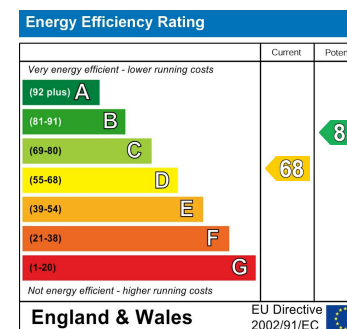
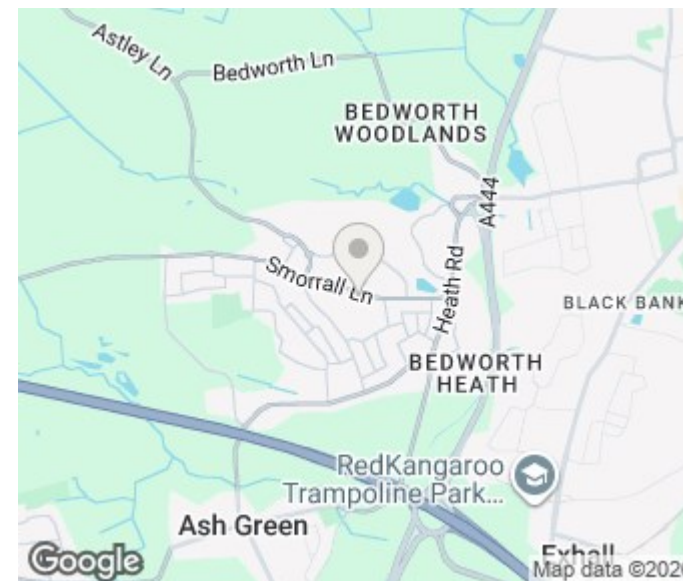
To the first floor, the property offers a spacious master bedroom with built-in storage, a second bedroom with fitted wardrobe space, and a modern family bathroom finished to a high standard.

suave



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 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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EPC Rating: D 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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