



223 Smorrall Lane | Bedworth | CV12 0JN

Asking Price Of £175,000

*****WELL PRESENTED THREE BEDROOM MID TERRACED***MODERN KITCHEN DINER***OFFERED WITH NO ONWARD CHAIN***** In brief the property comprises; front living room, modern kitchen diner, ground shower room, and three bedrooms to the first floor. Also benefiting from UPVC double glazing, electric heating, and a low maintenance rear garden. Freehold. Council Tax Band A. EPC Rating E.

- Mid Terraced
- Three Bedrooms
- Well Presented Throughout
- Front Living Room
- Modern Kitchen Diner



Property Description

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LIVING ROOM

14'11" x 14'0"

KITCHEN DINER

18'8" x 8'2"

SHOWER ROOM

8'7" x 4'10"

LANDING

BEDROOM ONE

10'3" x 10'10"

BEDROOM TWO

13'6" x 8'2"

BEDROOM THREE

10' 5" x 5' 8" (3.18m x 1.73m)

REAR GARDEN

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating E.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. No restrictions. Standard Brick Construction.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will

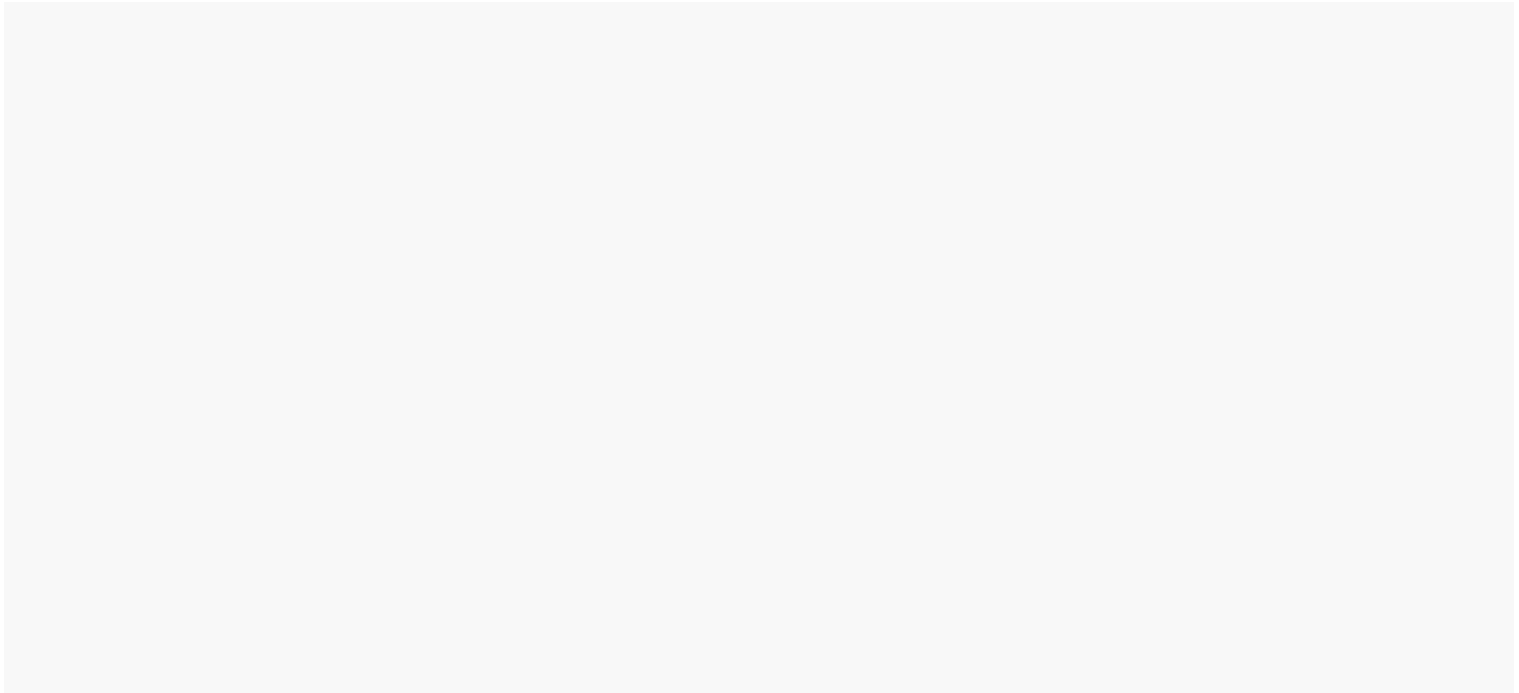
be included in the sale.

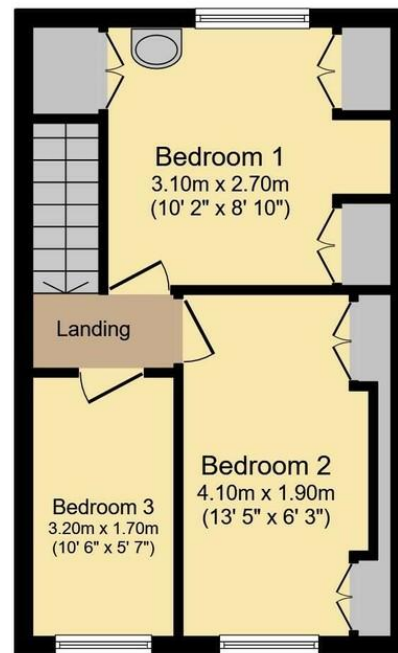
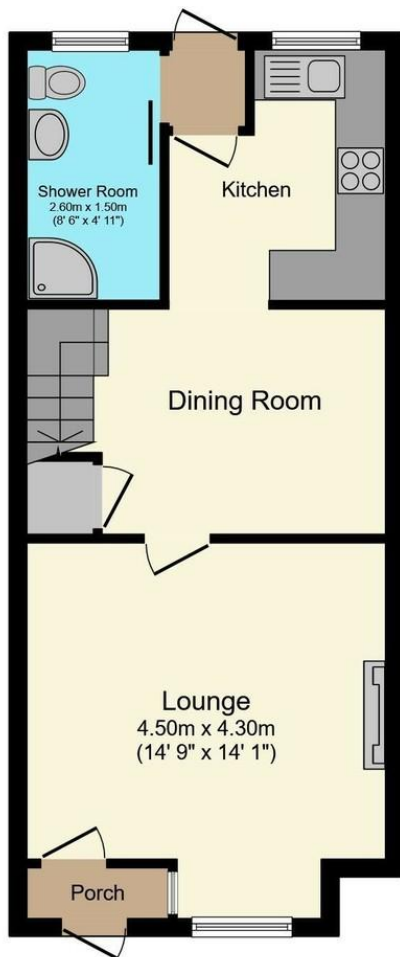
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.





Total floor area 75.5 m² (813 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). Plan produced for Purplebricks. Powered by www.focalagent.com

Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		