



## 21 Johnson Road | Bedworth | CV12 9BH

## Asking Price Of £209,950

\*\*\*SPACIOUS THREE BEDROOM SEMI DETACHED DORMER BUNGALOW\*\*\*NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance hall, bedroom to the front, bathroom, extended kitchen, spacious lounge with stairs ascending to first floor with two further double bedrooms. UPVC double glazed, gas central heated, off road parking to the front, side shared driveway leading to garage, and private rear garden. Freehold. Council Tax Band C. EPC Rating E.

- Semi Detached Dormer Bungalow
- Extended Kitchen
- Spacious Lounge / Diner
- Three Bedrooms & Bathroom
- Off Road Parking & Garage



## Property Description

**\*\*\*SPACIOUS THREE BEDROOM SEMI DETACHED DORMA BUNGALOW\*\*\*NO ONWARD CHAIN\*\*\*** In brief the property comprises; entrance hall, bedroom to the front, bathroom, extended kitchen, spacious lounge with stairs ascending to first floor with two further double bedrooms. UPVC double glazed, gas central heated, off road parking to the front, side shared driveway leading to garage, and private rear garden. Freehold. Council Tax Band C. EPC Rating E.

### ENTRANCE HALL

Access to the property via side entrance with obscure UPVC double glazed door, panel radiator, doors to;

### BEDROOM ONE

9' 2" x 8' 9" (2.79m x 2.67m) With UPVC double glazed window to front aspect, panel radiator.

### BATHROOM

6' 4" x 5' 8" (1.93m x 1.73m) With obscure UPVC double glazed window to side aspect, panelled bath with shower over, low level WC, wash basin, panel radiator.

### EXTENDED KITCHEN

13' 8" x 10' 2" (4.17m x 3.1m) With UPVC double glazed windows to rear and side aspect, with obscure UPVC double glazed door leading to the garden. A range of wall and base units with contrasting work tops, inset one half bowl stainless steel sink and drainage unit, plumbing for washing machine. Cupboard housing gas central heating boiler.

Opening to;

### LOUNGE DINER

29' 6" x 11' 4" (8.99m x 3.45m) With UPVC double glazed window to front aspect, panel radiators, stairs ascending to first floor, feature fireplace with inset gas fire, UPVC double glazed sliding doors leading to the garden.

### FIRST FLOOR

### BEDROOM TWO

18' 6" x 9' 2" (5.64m x 2.79m) With UPVC double glazed windows to front and rear aspects, panel radiator. Fitted wardrobes, and side units.

### BEDROOM THREE

18' 7" x 8' 3" (5.66m x 2.51m) With UPVC double glazed windows to front and rear aspects, panel radiator, fitted wardrobe and side units. Airing cupboard housing hot water cylinder.

### GARAGE

20' 5" x 7' 10" (6.22m x 2.39m) With up and over door. UPVC double glazed window to side aspect.

### OUTSIDE

To the front is paved hardstanding, dropped kerb to a shared tarmac driveway, double wrought iron gate with further shared tarmac drive and access to the garage. Side gate leading to the rear garden.

To the rear is a paved patio, laid to lawn, fir trees to the back of the garden.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction. Ex Coal Mining Area

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

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.

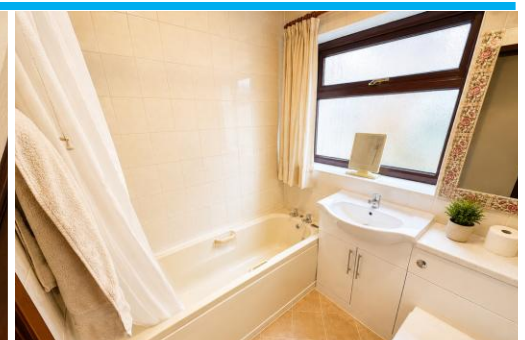
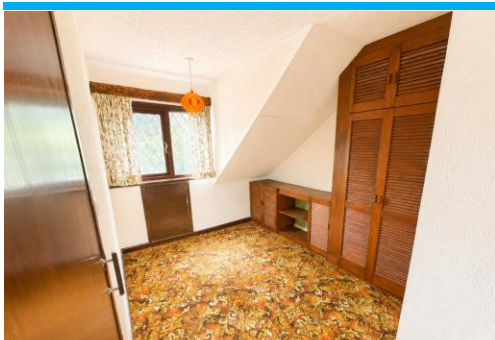
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

**VIEWING:** by prior appointment through the Sole Agents.

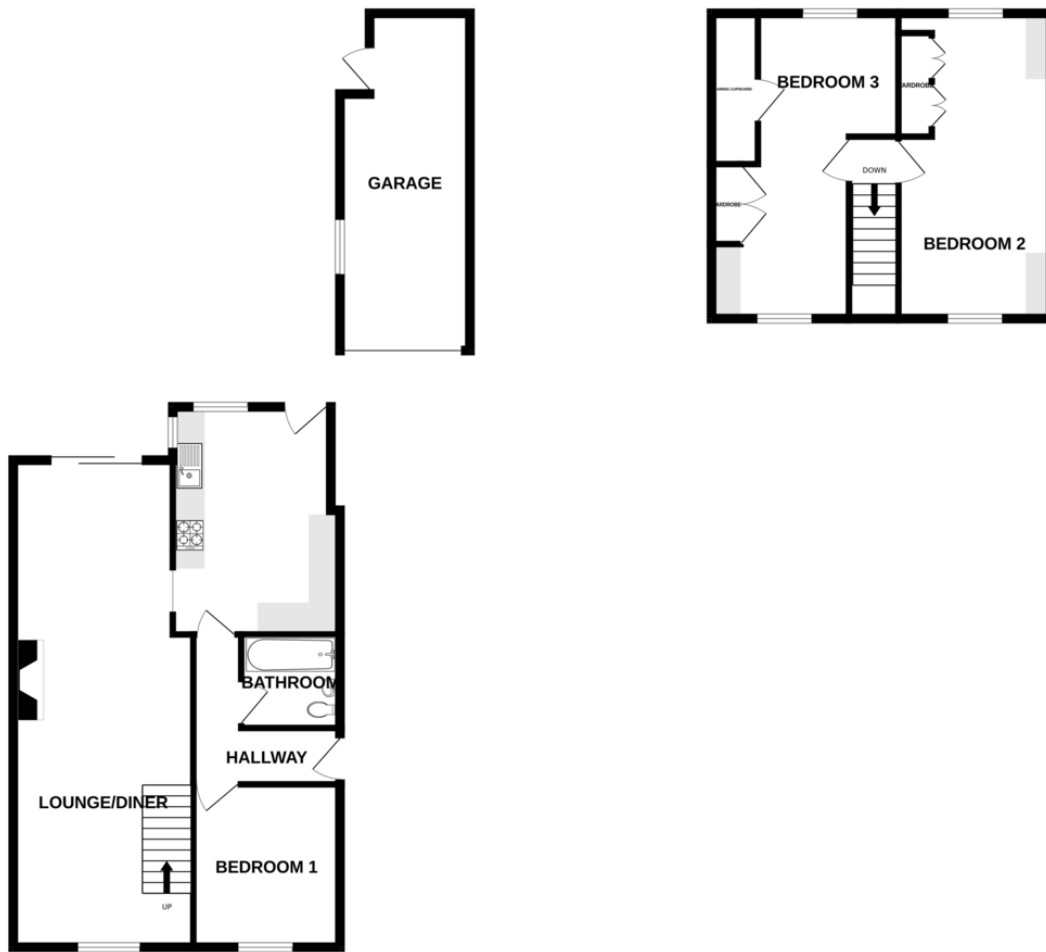
**AML / ID Checks:**

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.



GROUND FLOOR

1ST FLOOR



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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## Tenure

Freehold

## Council Tax Band

C

## 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 and 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		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		