



437 Smorrall Lane | Bedworth | CV12 0LD

WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHEDLOVELY REAR GARDEN*** In brief the property comprises; entrance hall, living room, extended dining room, extended galley kitchen, three bedrooms, and modern shower room. Also benefiting from UPVC double glazing, gas central heating, off road parking, and a delightful rear garden. Freehold. Council Tax Band B. EPC Rating D.

Asking Price Of £255,000

- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Galley Kitchen
- Extended Dining Room



Property Description

WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHEDLOVELY REAR GARDEN*** In brief the property comprises; entrance hall, living room, extended dining room, extended galley kitchen, three bedrooms, and modern shower room. Also benefiting from UPVC double glazing, gas central heating, off road parking, and a delightful rear garden. Freehold. Council Tax Band B. EPC Rating D.

ENTRANCE HALL

LIVING ROOM

12' 8" x 13' 0" (3.86m x 3.96m)

EXTENDED DINING ROOM

21' 10" x 10' 8" (6.65m x 3.25m)

EXTENDED KITCHEN

17' 11" x 7' 0" (5.46m x 2.13m)

LANDING

BEDROOM ONE

11' 3" x 9' 11" (3.43m x 3.02m)

BEDROOM TWO

12' 0" x 10' 8" (3.66m x 3.25m)

BEDROOM THREE

6' 11" x 5' 9" (2.11m x 1.75m)

SHOWER ROOM

6' 7" x 4' 11" (2.01m x 1.5m)

OFF ROAD PARKING

REAR GARDEN

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Rating D.

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

Low Flood Risk. Standard Brick Construction. Vendors are not aware of

any planning permissions which directly effect the property.

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.

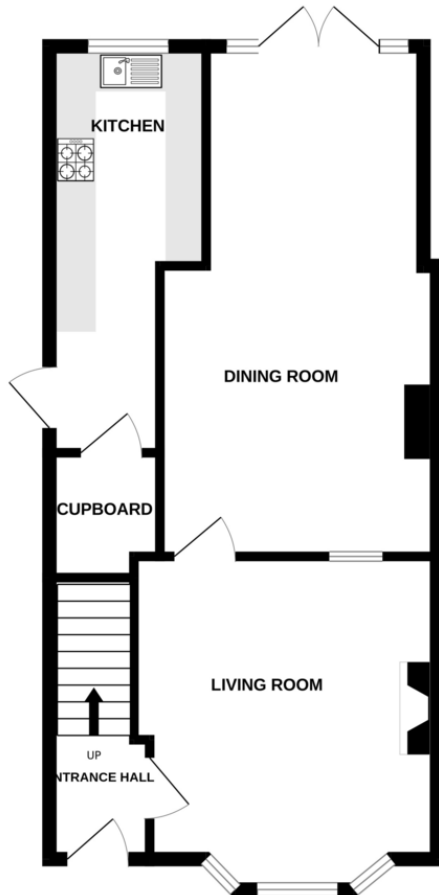
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

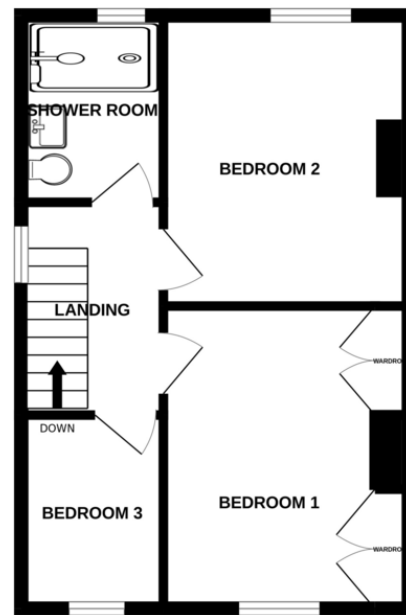
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover 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.
Made with Metropix ©2026

Tenure

Freehold

Council Tax Band

B

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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		