



**3 Bedroom House - Semi-Detached**  
**located on Lilah Way, Bedworth**  
**£290,000**

**UP Estates**





**\*\*Situated on the outskirts of Bedworth in a quiet residential setting, this beautifully presented three-bedroom semi-detached home offers modern living ideal for growing families.\*\***

Upon entering, you are welcomed by a bright and airy entrance hall leading through to a spacious open-plan living and dining area. This inviting space is perfect for both relaxing and entertaining, with French doors opening directly onto the rear garden, allowing natural light to flood the room. The living area also benefits from useful built-in understairs storage. To the front of the property, the modern kitchen is well-equipped with a range of fitted units, offering ample storage and workspace, along with a pleasant outlook over the front aspect. Completing the ground floor is a convenient WC.

Upstairs, the property features three well-proportioned bedrooms, including a generous main bedroom with its own private en-suite shower room. The contemporary family bathroom is fitted with a bath and overhead shower, catering to all needs. Externally, the home boasts a rear garden, perfect for outdoor enjoyment. There is also side driveway parking for two vehicles and a good-sized single garage, providing additional storage and secure parking. The driveway also benefits from an EV charger for those with Electric vehicles. Ideally located, the property is within easy reach of local shops, amenities, and well-regarded primary and secondary schools, making it a perfect choice for families.

£290,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS OPEN-PLAN LIVING/ DINING AREA
- FRENCH DOORS LEADING OUT TO THE REAR GARDEN
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING FOR TWO CARS
- SINGLE GARAGE PROVIDING SECURE PARKING AND ADDITIONAL STORAGE
- QUIET RESIDENTIAL LOCATION ON THE OUTSKIRTS OF BEDWORTH
- CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS
- IDEAL FOR FIRST TIME BUYERS AND GROWING FAMILIES





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.







Lilah Way, Bedworth





Total Area: 85.0 m<sup>2</sup> ... 915 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

UP Estates