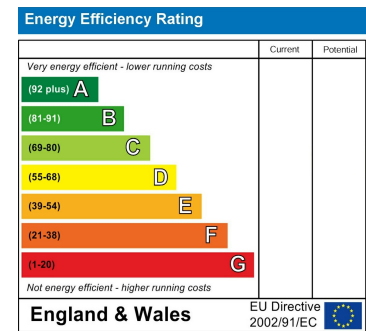


## Floor Plan



## EPC



**DISCLAIMER**  
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing**  
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

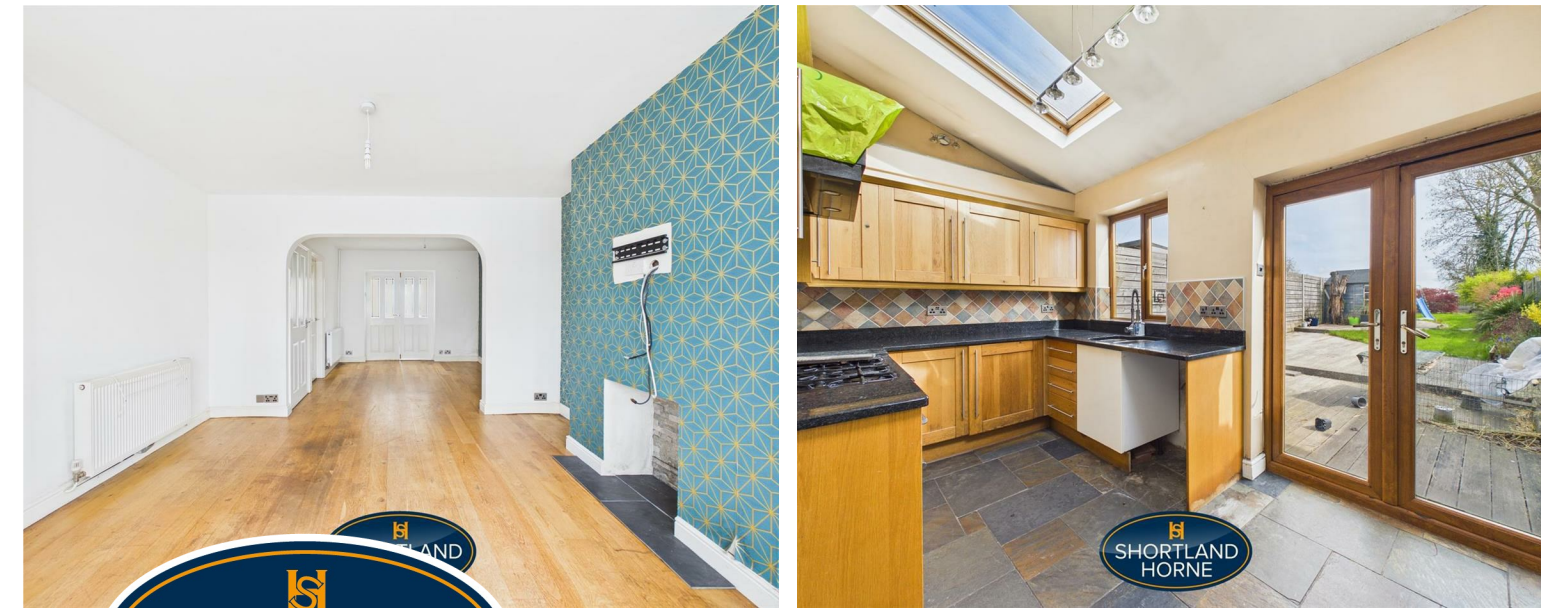
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering**  
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances**  
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals**  
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
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**Nuneaton Road**  
**Bulkington CV12 9RZ**



## £285,000 Offers Over | Bedrooms 3 Bathrooms 1

Set along Nuneaton Road in the sought-after village of Bulkington, this three-bedroom semi-detached home offers a rare blend of everyday practicality and a peaceful countryside outlook. From the front, the property presents a welcoming approach with a private driveway, while beyond its walls lies a home that opens out to far-reaching views of open fields where sheep graze quietly, creating a setting that feels calm, spacious and gently removed from the pace of modern life.

Stepping through the bright porch, you are welcomed into a hallway where there is space to settle in, hang coats, and transition comfortably from outdoors to in. Laminate flooring runs underfoot, offering durability for busy households while maintaining a clean and simple finish. From here, the home opens into a generous living and dining room, where a wide bay window draws in natural light, casting soft shadows across the floor throughout the day. The space feels open and flexible, easily accommodating both relaxed evenings and family gatherings, with enough room to shape the layout to suit your lifestyle. From this main living area, there is access to a useful utility space and a ground floor W C, both providing practical convenience for everyday living.

The kitchen sits to the rear, fitted with wooden cupboards and a tiled splashback that add a sense of warmth and character. Above, a skylight invites daylight to spill in from above, brightening the room and creating a connection to the sky that shifts with the passing hours. It is a space designed for everyday use, practical yet full of potential.

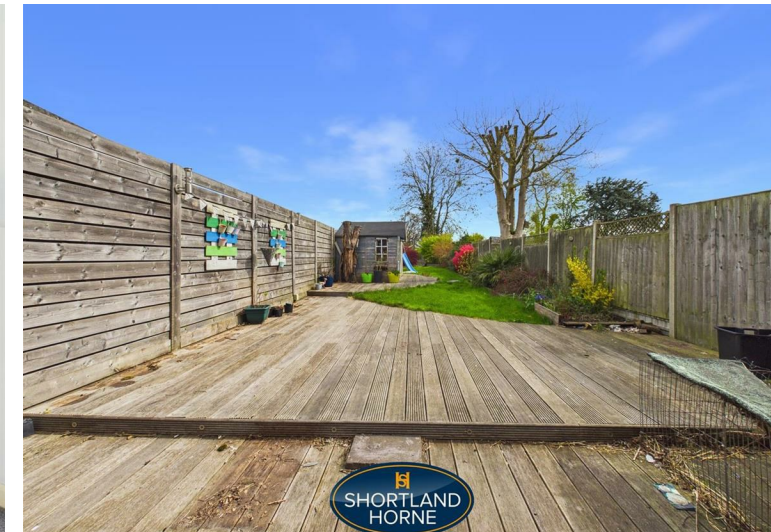
Upstairs, the first floor continues the home's sense of space and practicality. Two well-proportioned bedrooms offer comfortable accommodation, each with room for a double bed and wardrobes, making them ideal for family living or guest use. Soft carpeting adds warmth underfoot, while the layout ensures a natural flow between rooms. The bathroom is fitted with a white suite and a walk-in shower, with tiled finishes.

Rising to the second floor, the third bedroom offers a more private and versatile space. With laminate flooring and fitted wardrobes and drawers, it is well suited as a main bedroom, guest suite, or even a quiet retreat for working from home. The elevated position adds to the sense of separation, creating a room that feels tucked away and peaceful.

To the rear, the garden is a standout feature of the home. Generous in size and thoughtfully arranged with both decking and lawn, it provides space for everything from outdoor dining to children's play. As you step outside, the view opens up across fields beyond, where sheep move slowly through the landscape and the horizon feels wide and uninterrupted. It is a setting that changes with the seasons, from fresh greens in spring to golden tones later in the year, offering a constant connection to nature.

The location adds further appeal. Bulkington is a well-regarded village offering a range of local amenities, including shops, cafés and everyday conveniences, while nearby schools such as Arden Forest Infant School and The George Eliot School are easily accessible. For those commuting, the property is well positioned for access to Bedworth, Coventry and Nuneaton, with convenient links to the M6 motorway and surrounding road networks.

Combining generous living space, a flexible layout and a truly peaceful outlook, this home offers a setting that feels both grounded and open, ideal for families or buyers seeking a balance between village life and modern convenience.



### GROUND FLOOR

Porch	
Hallway	
Living/dining room	24'6 x 10'1
W/C	
Utility room	8'1 x 5'5
Kitchen	7'9 x 15'8

### FIRST FLOOR

Landing

Bedroom 1	10'10 x 10'2
Bedroom 2	7'10 x 15'10
Bathroom	

### SECOND FLOOR

Bedroom 3	16'6 x 9'0
OUTSIDE	
Driveway	
Rear garden	