



25 The Birches | Bulkington | CV12 9PW

Asking Price Of £260,000

*****TWO BEDROOM SEMI DETACHED BUNGALOW***QUIET CUL DE SAC LOCATION*****

In brief the property comprises; side conservatory, entrance hall, lounge/diner fitted kitchen, shower room, and two bedrooms. Also benefiting from double glazed windows, gas central heating, block paved driveway, converted garage into useful work shop, and private low maintenance rear garden. Freehold. Council Tax Band C. EPC Commissioned.

- Semi Detached Bungalow
- Two Bedrooms & Shower Room
- Lounge Diner
- Fitted Kitchen
- Side Conservatory



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

CONSERVATORY

19' 6" x 8' 1" (5.94m x 2.46m) Access to the property via side entrance through UPVC double glazed sliding patio doors. UPVC double glazed windows to side and front aspect. UPVC double glazed sliding patio doors leading to the rear. Panel radiator, door to;

ENTRANCE HALL

With panel radiator, and access to loft hatch, cloakroom cupboard, doors to;

BEDROOM ONE

11' 3" x 9' 8" (3.43m x 2.95m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM TWO

8' 3" x 7' 5" (2.51m x 2.26m) With UPVC double glazed window to front aspect, panel radiator.

SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m) With wooden framed obscure double glazed window to side aspect, shower cubicle, low level WC, wash basin set in vanity cupboard, heated towel rail, extractor fan.

LOUNGE DINNER

16' 10" x 11' 8" (5.13m x 3.56m) With aluminium double glazed sliding patio doors leading to the garden, panel radiators, door to;

KITCHEN

11' 1" x 8' 5" (3.38m x 2.57m) With wooden framed double glazed window to rear aspect, a range of wall and base units with roll top work surfaces, inset one and half bowl sink and drainage unit, built in fridge and freezer, plumbing for washing machine, space for cooker.

WORK SHOP (ORIGINALLY GARAGE)

20' 7" x 8' 3" (6.27m x 2.51m) With UPVC door, UPVC double glazed windows to front and side aspects, fixed lighting, and electric supply.

OUTSIDE

To the front is gravelled with shrubs, and plants, block paved side driveway. Wrought iron gate leading to the rear. Block paved patio area, gravelled garden with surrounding fence panels. Security outside shutters on rear patio door, and kitchen window, and fully fitted alarm system.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Commissioned.

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.

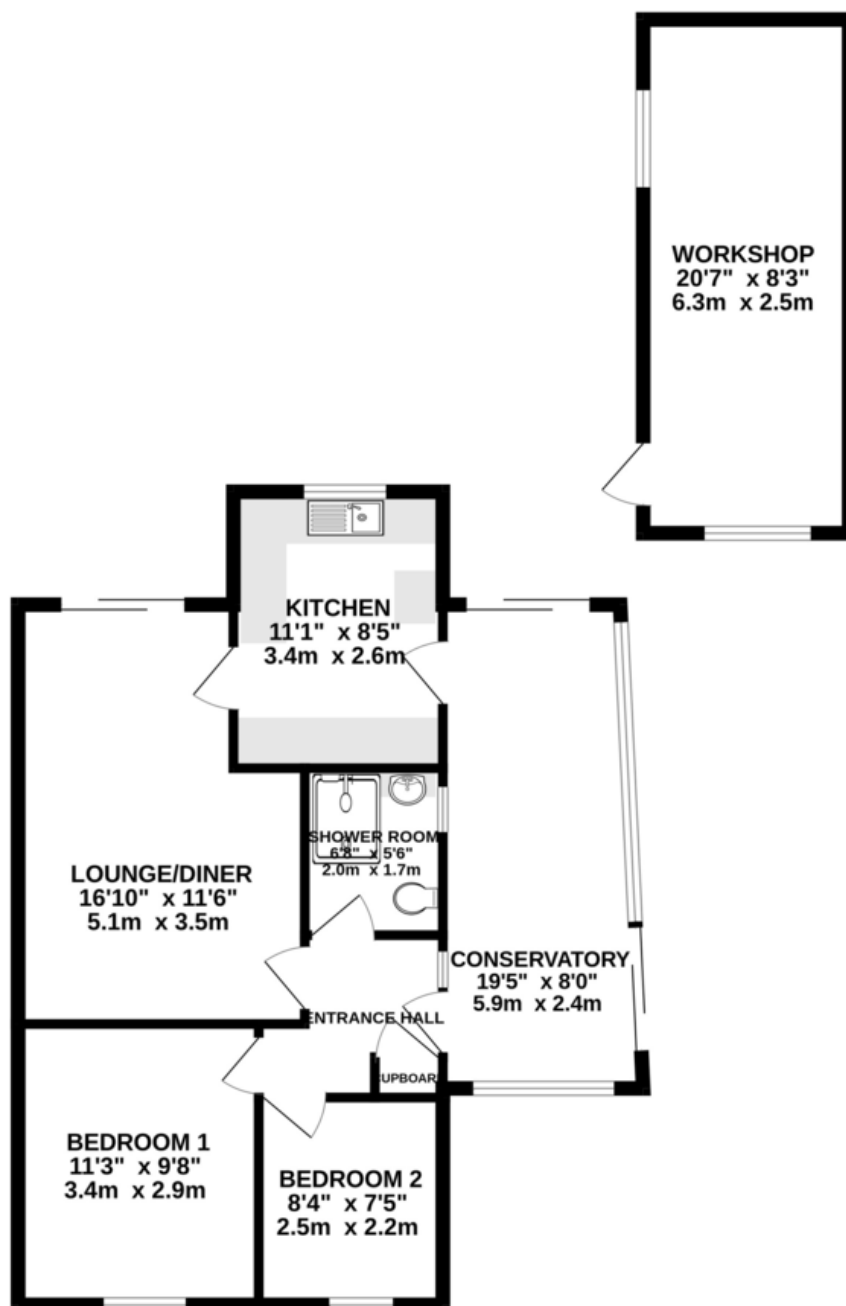
VIEWING: by prior appointment through the Sole Agents.

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.



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



Tenure

Freehold

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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 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.