



71 Pine Tree Road | Bedworth | CV12 9BQ

LOVELY SPACIOUS THREE BEDROOM SEMI DETACHEDDRIVEWAY & CARPORT***KITCHEN DINER***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises, entrance hall, living room, kitchen diner, downstairs WC, side lobby area with outbuilding. Three bedrooms and modern shower room to the first floor. Also benefiting from UPVC double glazed windows, gas central heating, driveway, carport and well maintained gardens. Freehold. Council Tax Band B. EPC Commissioned.

Asking Price Of £237,500

- Spacious Semi Detached
- Three Bedrooms
- Modern Shower Room
- Living Room
- Kitchen Diner & Guests WC



Property Description

***LOVELY SPACIOUS THREE BEDROOM SEMI

DETACHED***DRIVEWAY & CARPORT***KITCHEN DINER***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises, entrance hall, living room, kitchen diner, downstairs WC, side lobby area with outbuilding. Three bedrooms and modern shower room to the first floor. Also benefiting from UPVC double glazed windows, gas central heating, driveway, carport and well maintained gardens. Freehold. Council Tax Band B. EPC Commissioned.

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure double glazed composite front door. Panel radiator, UPVC double glazed window to side aspect, stairs ascending to first floor landing, under stairs storage cupboard. Doors to;

LIVING ROOM

11' 0" x 14' 9" (3.35m x 4.5m) With UPVC double glazed window to front aspect, panel radiator, feature brick fireplace with inset electric fire.

KITCHEN DINER

10' 5" x 18' 6" (3.18m x 5.64m) With UPVC double glazed window to rear aspect, UPVC double glazed tilt and turn door leading to the garden, panel radiator. Kitchen comes with a range of wall and base units with contrasting work tops, inset stainless steel sink and drainage unit, integrated electric oven with four ring electric hob, and extractor hood. Built in fridge, and freezer. Plumbing for washing machine. Pantry cupboard with obscure UPVC double glazed window to side aspect. Door to;

INNER SIDE LOBBY

With obscure UPVC double glazed door leading to side passage. Door to:

DOWNSTAIRS WC

With low level WC, and double glazed window to side aspect.

SIDE PASSAGE

With two UPVC doors leading to car port, and rear garden with door to outbuilding.

LANDING

With UPVC double glazed window to side aspect. Access to the loft hatch. Airing cupboard housing hot water cylinder. Doors to;

BEDROOM ONE

11' 0" x 12' 3" (3.35m x 3.73m) With UPVC double glazed window to front aspect, panel radiator, built in wardrobe.

BEDROOM TWO

8' 9" x 14' 8" (2.67m x 4.47m) With UPVC double glazed window to rear aspect, panel radiator, built in wardrobe.

BEDROOM THREE

8' 2" x 9' 4" (2.49m x 2.84m) With UPVC double glazed window to front aspect, panel radiator, over stairs cupboards.

SHOWER ROOM

5' 4" x 6' 5" (1.63m x 1.96m) With obscure UPVC double glazed window to rear aspect, low level WC, and wash basin set in vanity unit. Corner enclosed shower unit, panel radiator.

OUTSIDE

To the front is tarmac driveway, providing off road parking, and direct access to the car port. Laid to lawn front garden, with well maintained borders.

To the rear is a paved patio area leading to a mainly laid to lawn garden with well maintained borders. Further outbuilding.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Commissioned.

Low flood risk

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

Standard Brick Construction.

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

The telephone is available subject to the appropriate telephone companies regulations.

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

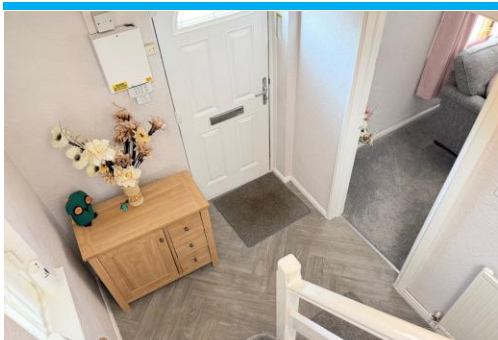
be included in the sale.

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:

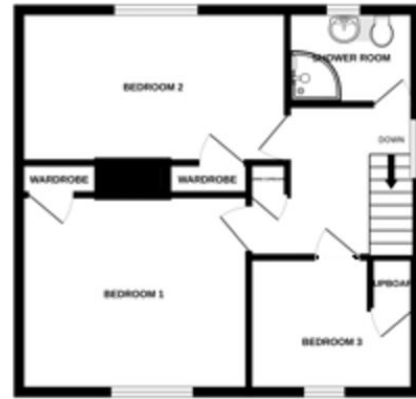
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover 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 letroplan 62026

Tenure

Freehold

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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