



44 Mitchell Road, Bedworth

Bedworth

£117,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# 44 Mitchell Road

Bedworth, Bedworth

Sheldon Bosley Knight are delighted to present this spacious first-floor two-bedroom maisonette, benefiting from a generous private garden and low maintenance costs. Ideal for first-time buyers and astute investors alike, the property offers an exciting opportunity for those seeking a project – requiring some modernisation but providing excellent potential and long-term value once improved.

The accommodation is accessed via a welcoming entrance hallway leading to the first-floor landing, which also provides access to a useful loft space. The generously sized lounge features a character fireplace, creating a pleasant focal point. From the landing, you'll find the kitchen, bathroom, and two well-proportioned bedrooms.

Externally, the property boasts a large rear garden, complete with a brick-built shed and side pedestrian access. The garden offers a private and secluded space, ideal for both relaxing and entertaining.

Properties of this type, offering space, potential, and outdoor accommodation, are rarely available and consistently attract strong interest. Whether you're looking to create a home of your own or secure a sound investment, this is an opportunity not to be missed.

To arrange a viewing, please contact our Nuneaton team or visit [www.sheldonbosleyknight.co.uk](http://www.sheldonbosleyknight.co.uk).

Council Tax band: A

Tenure: Leasehold

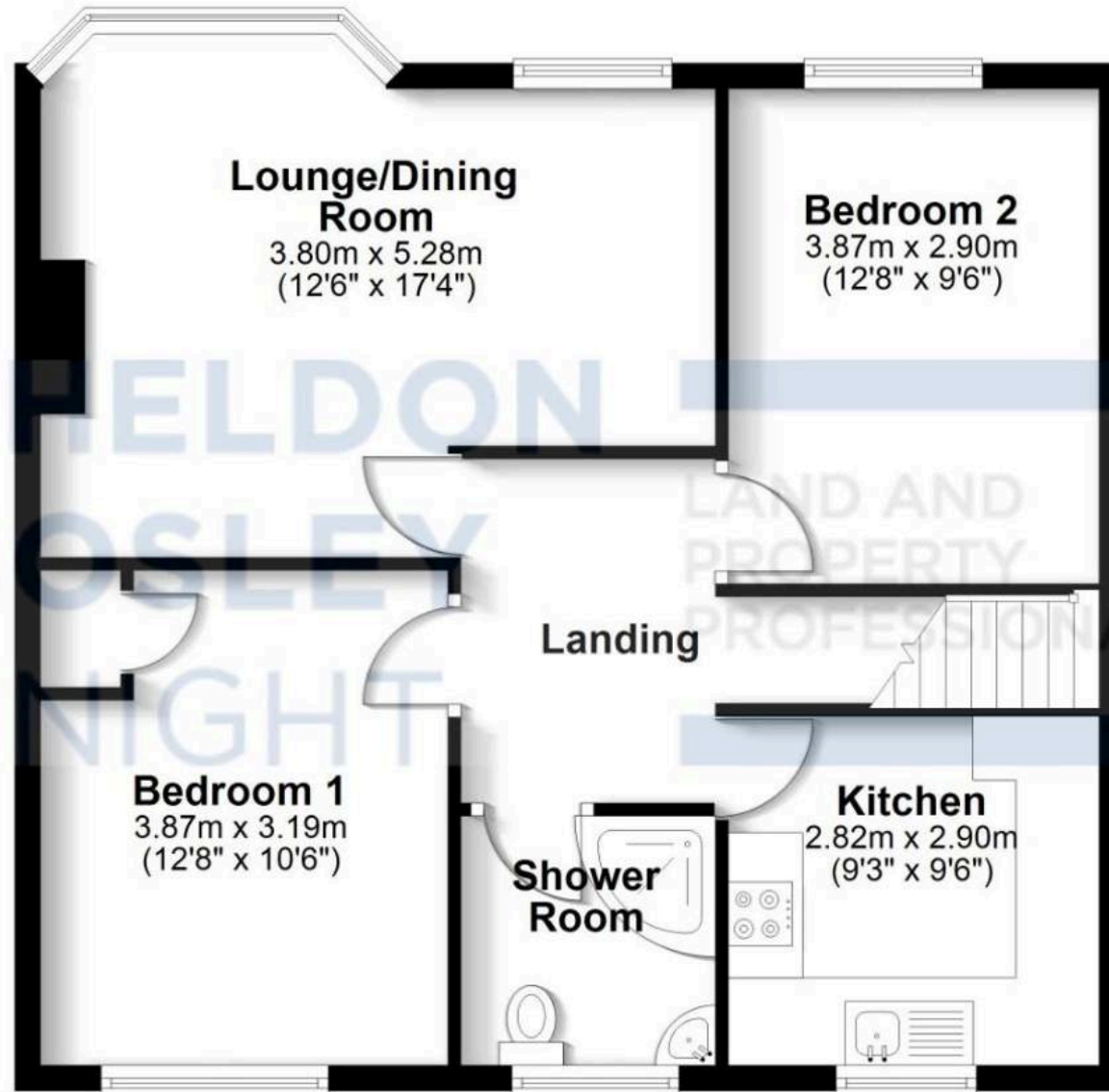
- First Floor Maisonette





# First Floor

Approx. 64.3 sq. metres (692.1 sq. feet)



Total area: approx. 64.3 sq. metres (692.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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