



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Asking Price

£190,000

Located in

Bedworth





# Acacia Crescent

Bedworth | | CV12 9BZ



James Whalley is delighted to present this three-bedroom semi-detached home, set on a generous plot and brimming with potential.

Located in a desirable area, this spacious property is ideal for first-time buyers or investors looking to add value. The ground floor features an entrance hall, a cosy living room perfect for relaxing evenings, a convenient downstairs WC, and a well-proportioned kitchen/diner that opens onto the rear garden.

Upstairs, you'll find three generously sized bedrooms and a family bathroom, offering comfortable living space for a growing family or sharers.

Externally, the property benefits from a front garden, a good-sized rear garden, and side access leading to a detached garage and a private parking space.

While some modernisation is required, this home presents a fantastic opportunity to put your own stamp on a property in a great location.

# Acacia Crescent

£190,000 Freehold




- Three Bedrooms
- Downstairs WC & A Family Bathroom
- In Need Of Modernisation
- Lots Of Potential
- Garage
- Front and Rear Gardens
- Solar Panels
- Close To Local Schools

## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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Coventry  
CV3 4FJ

  
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