



41 ACACIA CRESCENT BEDWORTH, CV12 9BY

£210,000
FREEHOLD

James Whalley is delighted to present this three-bedroom semi-detached home recently refurbished, coming to the market with no chain.

Located in a desirable area, this spacious property is ideal for first-time buyers or investors. The ground floor features an entrance hall, a cosy living room, 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 front parking, a good-sized rear garden and a garage on the side.

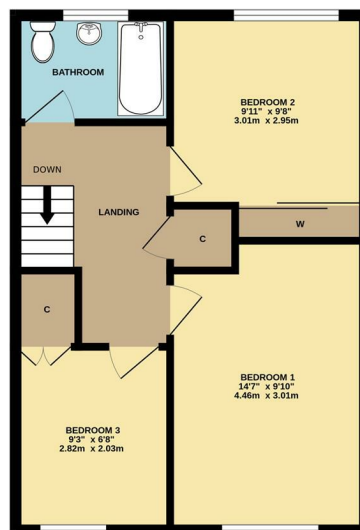
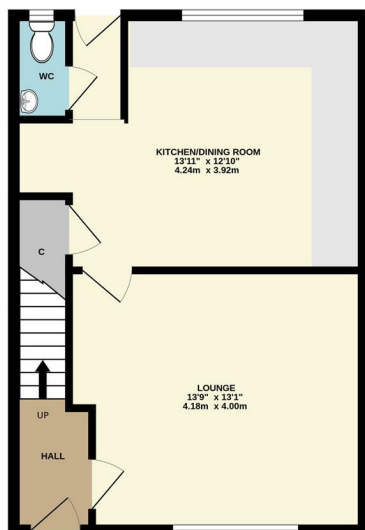
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GARAGE
155 sq.ft. (14.4 sq.m.) approx.

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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

EPC Rating: Council Tax Band:

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

Suave
6a Westhill Road
Coventry
CV6 2AA

02475 105 222
info@suaveestateagents.com

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