



2 Bedroom House - Semi-Detached
located on Goodyers End Lane,
Bedworth
£190,000

 **UP Estates**



****TWO BEDROOM SEMI-DETACHED HOME, SPACIOUS AND VERSATILE ACCOMMODATION AND EXCELLENT TRANSPORT LINKS TO COVENTRY, THE M6 AND THE A444.****

Upon entering the home, you are welcomed into a bright and inviting front living room featuring a beautiful bay window that fills the space with natural light. The accommodation flows seamlessly through to a second reception room, an open-plan kitchen/ dining area creating a sociable and practical layout for everyday living and entertaining. The kitchen benefits from side aspect window views and also features a separate pantry area, providing excellent additional storage and flexibility. To the rear of the property, the conservatory offers a relaxing space to enjoy views of the mature rear garden throughout the seasons, particularly during the warmer months. A convenient downstairs WC further enhances the practicality of the home. To the first floor, the property boasts two generously sized bedrooms, both benefiting from built-in cupboard and wardrobe storage. Completing the accommodation is a spacious family wet room bathroom.

Externally, the property enjoys a private driveway to the front aspect and a beautifully maintained mature rear garden offering a peaceful outdoor retreat with plenty of potential for keen gardeners or further landscaping opportunities. Viewing is highly recommended to appreciate the space and potential this delightful home has to offer. Ideal for first-time buyers, downsizers, or those looking to put their own stamp on a property full of potential.

£190,000

- TWO BEDROOM SEMI-DETACHED HOME
- BRIGHT FRONT LIVING ROOM WITH BAY WINDOW
- OPEN-PLAN KITCHEN/ DINING AREA WITH SEPARATE PANTRY
- CONSERVATORY OVERLOOKING THE BEAUTIFUL MATURE GARDEN
- SPACIOUS FAMILY WET ROOM BATHROOM
- PRIVATE DRIVEWAY TO THE FRONT OFFERING OFF ROAD PARKING
- EXCELLENT POTENTIAL THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS OR THOSE LOOKING TO PUT THERE OWN STAMP ON A HOME





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Goodyers End Lane, Bedworth





Total Area: 77.9 m² ... 839 ft²

All measurements are approximate and for display purposes only

CONTACT

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