



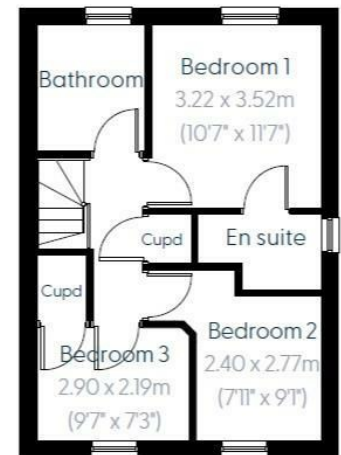
The Blythe off Hospital Lane
Bedworth
CV12 0LA
£324,995

 UP Estates

The Blythe off Hospital
Lane
Bedworth
CV12 0LA



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.

£324,995

SUMMARY

BRAND NEW THREE BEDROOM FAMILY HOME | AVAILABLE THIS SPRING | OPEN PLAN KITCHEN DINER | ENSUITE TO MAIN BEDROOM | SOLAR PANELS & EV CHARGING | DRIVEWAY PARKING

Brought to you by Charles Church – The Blyth is a beautifully designed three bedroom modern home, ideal for family life and entertaining. Situated off Hospital Lane in Bedworth, this new build property offers excellent access to the M6 and is conveniently located between Coventry and Nuneaton, with local amenities and countryside walks close by.

The ground floor welcomes you through an entrance porch into a spacious and bright living room, creating a comfortable space to relax. There is also a useful under stairs storage cupboard and a convenient downstairs WC. To the rear of the property is a fantastic open plan kitchen and dining area, designed to be the hub of the home, with French doors opening directly onto the rear garden allowing plenty of natural light throughout. There is also a utility room off the kitchen.

Upstairs, the property offers three well proportioned bedrooms. Bedroom one benefits from a built in wardrobe and its own ensuite shower room, while the remaining bedrooms are served by a sleek and modern family bathroom.

Externally, the property benefits from a private rear garden. To the front there is a driveway providing off road parking for two vehicles. This energy efficient home also benefits from solar panels and an EV charging point.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(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	