



**3 Bedroom House - Semi-Detached**  
**located on Church Street, Bedworth**  
**£450,000**

**UP** Estates





**\*\*This beautifully presented three-bedroom semi-detached home in the heart of Bulkington is bursting with charm and character throughout, perfectly blending rustic features with modern living.\*\***

Upon entering the property, you are welcomed into a spacious dining room, complete with a characterful wood-burning stove, creating a warm and inviting space ideal for entertaining family and friends. This flows seamlessly through to a cosy living room, this time featuring a stunning open fire and offering direct access to the rear garden, making it the perfect retreat for relaxing evenings. The ground floor is completed by a stylish kitchen with a modern yet rustic feel, boasting a kitchen island and views to the rear garden/ patio area. Additional conveniences include a downstairs WC and a separate utility room, ideal for busy family life.

To the first floor, the property offers three well-proportioned bedrooms, a study, a family bathroom, and an impressive en-suite to the main bedroom. The principal bedroom is a true highlight, featuring its own en-suite bathroom with a walk-in shower and roll-top bath, along with space for a walk-in dressing area. The family bathroom is equally luxurious, also offering a walk-in shower and roll-top bath. Externally, this property benefits from its private driveway able to accommodate multiple cars, so parking won't be an issue. Also the property will include CCTV covering the front, side and rear aspects.

Ideally located, the property is within walking distance of local shops and amenities, including the Old Chequers Inn and SPAR Convenience store. St James Church of England Academy Primary School is also nearby, making this an excellent choice for families. Early viewing is highly recommended—book your viewing today to fully appreciate everything this stunning home has to offer.

**£450,000**

- THREE BEDROOM SEMI-DETACHED CHARACTER PROPERTY
- MODERN RUSTIC KITCHEN WITH ISLAND
- MAIN BEDROOM WITH EN-SUITE
- PRIVATE DRIVEWAY TO ACCOMMODATE MULTIPLE CARS
- HEART OF BULKINGTON LOCATION
- IDEAL FAMILY HOME FULL OF CHARM AND CHARACTER
- SPACIOUS DINING ROOM PERFECT FOR ENTERTAINING FRIENDS AND FAMILY
- WALKING DISTANCE TO LOCAL SHOPS, SCHOOLS AND AMENITIES





## 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.

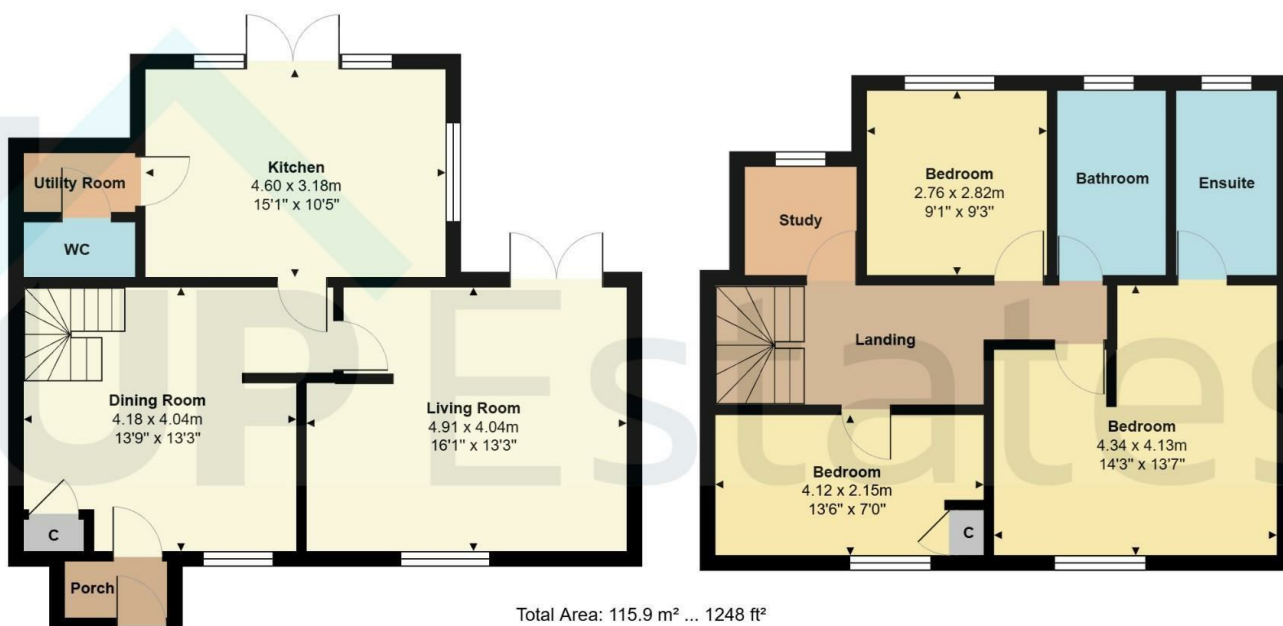






Church Street, Bulkington, Bedworth





Total Area: 115.9 m<sup>2</sup> ... 1248 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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