



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£300,000

12 Heather Drive, Bedworth CV12 0AT



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Bedworth CV12 0AT

£300,000



- **No upward chain and vacant possession**
- **Extensive rear garden, not directly overlooked**
- **Popular residential vicinity**
- **Good size well proportioned family accommodation**
- **Spacious lounge some 21ft in width**
- **Four good size bedrooms and 4-piece bathroom**
- **Excellent scope for extension (Subject to usual planning)**
- **Off road parking and driveway for several vehicles**
- **Viewing highly recommended**
- **EPC - C**

Pleasantly situated within this popular and well-regarded residential vicinity, here is an excellent opportunity to acquire a well-presented and maintained freehold detached family residence, offered for sale with no upward chain and vacant possession.

Occupying a generous plot and being nicely set back from the road, this appealing home benefits from gas central heating and uPVC double-glazed windows throughout. Early inspection is highly recommended to appreciate the space, potential, and accommodation on offer.

Upon entering the property, the entrance vestibule leads into a welcoming entrance hallway, which features a cloakroom/WC and useful understairs storage.

The kitchen offers a range of fitted units. The highlight of the ground floor is the spacious full-width lounge, measuring approximately 21ft in width, providing an excellent living and entertaining space and leading directly into the conservatory overlooking the garden.

To the first floor, the property boasts a spacious landing area, four good-sized bedrooms, and a family bathroom fitted with a four-piece suite, including a separate shower cubicle.

Outside to the front, a block-paved driveway provides parking for several vehicles and offers direct access to the garage. A side pedestrian access leads to the extensive rear garden, which features a large patio area, is fully

enclosed, and is not directly overlooked, adding to the privacy on offer.

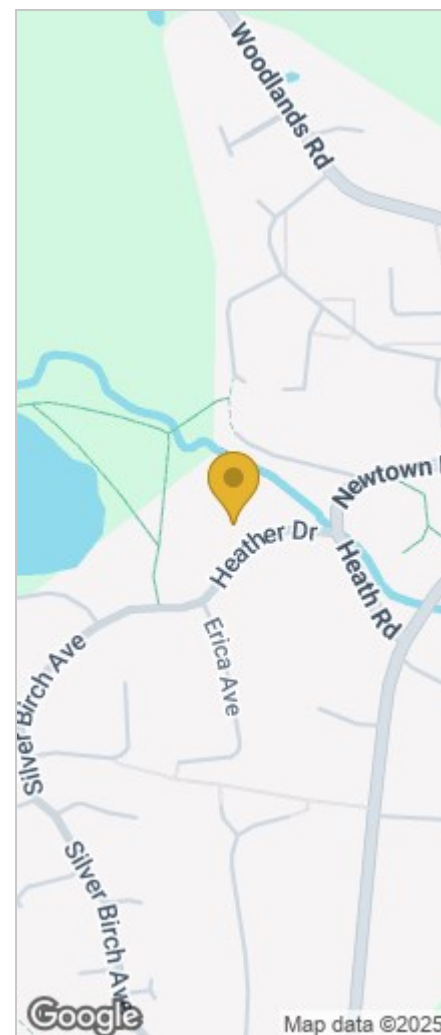
Overall, this is a superb property offering excellent accommodation and scope, ideal for families or purchasers seeking a home with potential in a sought-after location.



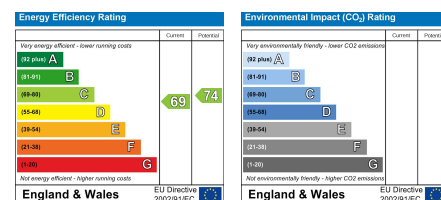
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton**, **Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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