

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



2 Laburnum Close

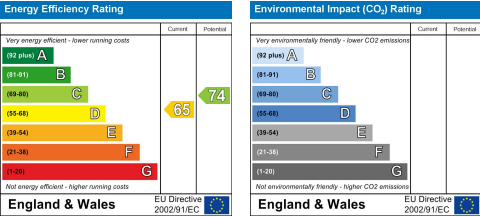
Woodlands Park, Bedworth CV12 0PP

**** NOW VACANT WITH NO UPWARD CHAIN ** THREE / FOUR BEDROOMS... DETACHED... OPEN PLAN LIVING SPACE... GROUND FLOOR WC... GARDEN ROOM WITH AIR CONDITIONING... BEAUTIFUL AND MODERN THROUGHOUT... OFF ROAD PARKING... QUIET CUL-DE-SAC LOCATION.** Located in the quiet cul-de-sac of Laburnum Close, within the desirable Woodlands Park estate in Bedworth, this stunning detached house offers a perfect blend of modern living and natural beauty. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts a spacious reception room that flows seamlessly into an open-plan living area, creating a warm and inviting atmosphere for both relaxation and entertaining.

The kitchen is complemented by a separate utility room, providing practicality and convenience for everyday tasks and perfect for those that culinary gifted. Additionally, the ground floor features a well-appointed WC and an extra room that can serve as a study, playroom, or guest space, catering to your individual needs.

Step outside to discover a delightful garden room equipped with air conditioning, perfect for enjoying the outdoors in comfort, regardless of the season. The property also benefits from off-road parking, ensuring

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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

Offers Over £320,000

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Woodlands Park, Bedworth CV12 0PP

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- * THREE / FOUR BEDROOMS *
 - * BEAUTIFUL THROUGHOUT *
 - * UTILITY ROOM *
- * DETACHED *
 - * OFF ROAD PARKING *
 - * LANDSCAPED REAR GARDEN *
- * GARDEN ROOM WITH AIR CONDITIONING *
 - * OPEN PLAN LIVING KITCHEN DINING ROOM *
 - * CLOSE TO NATURE WALKS AND PERFECT FOR DOG WALKS *

Front Garden & Parking

Entrance Hallway

Ground Floor WC

Lounge Area

14'9 x 13'3 (4.50m x 4.04m)

Open Plan Kitchen Dining Room

14'9 x 13'3 (4.50m x 4.04m)

Utility Room

9'9 x 7'0 (2.97m x 2.13m)

Bedroom Four / Study / Play Room / Studio

10'7 x 7'5 (3.23m x 2.26m)

First Floor Landing

Bedroom One

10'7 x 9'4 (3.23m x 2.84m)

Bedroom Two

10'10 x 8'4 (3.30m x 2.54m)

Bedroom Three

7'10 x 6'11 (2.39m x 2.11m)

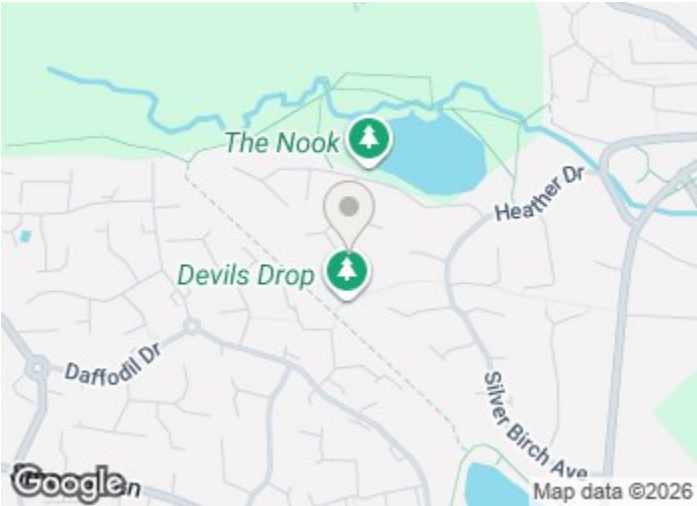
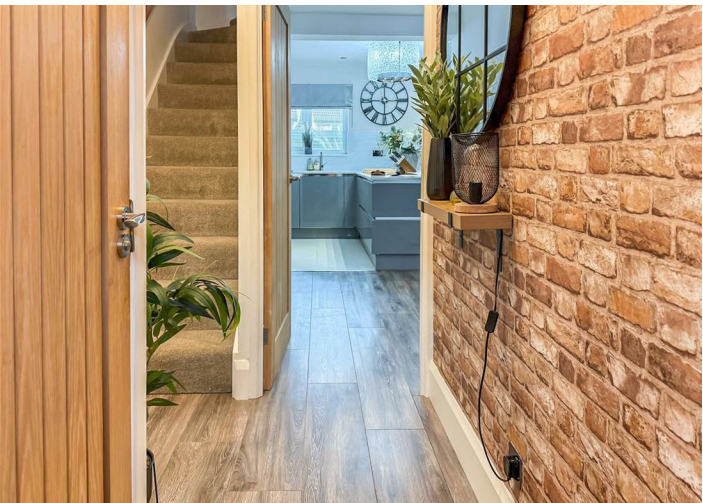
Family Bathroom

6'10 x 5'9 (2.08m x 1.75m)

Rear Garden

Garden Office / Studio

13'11 x 10'6 (4.24m x 3.20m)



Directions

