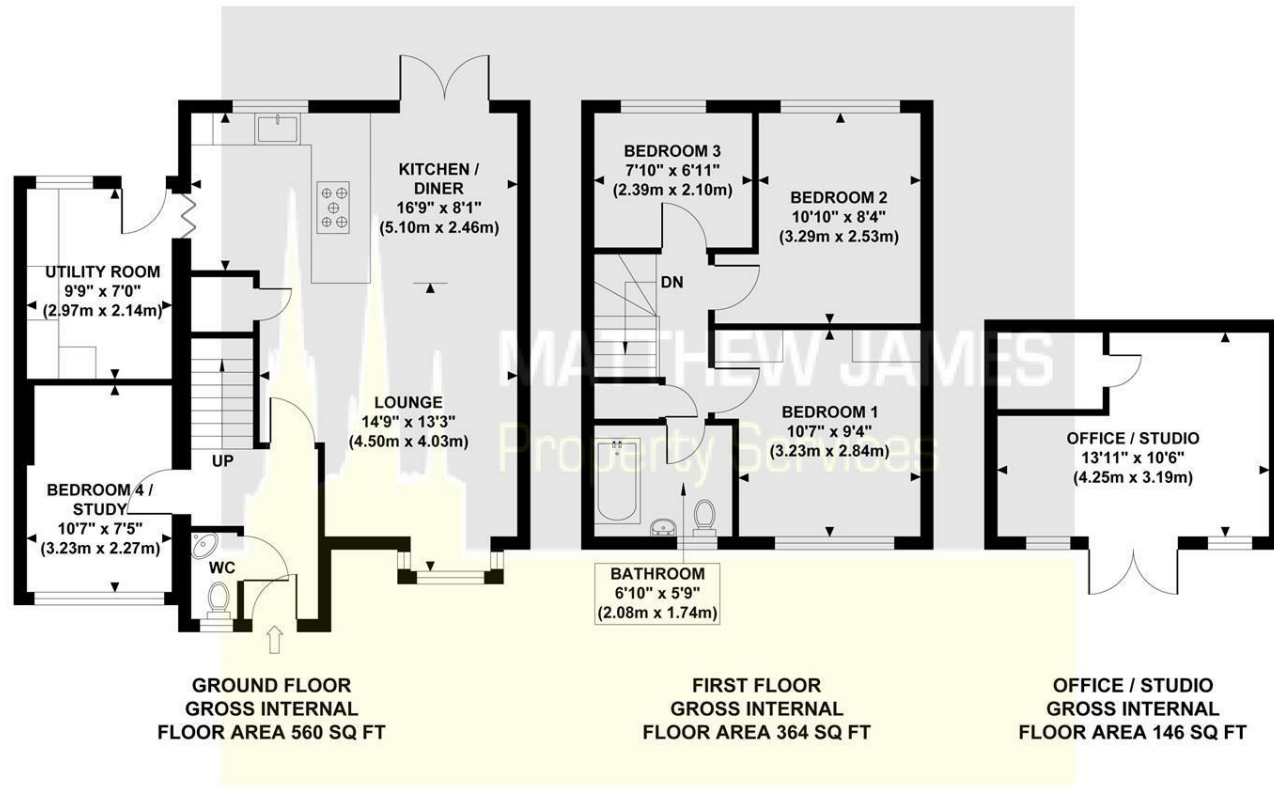




2 LABURNUM CLOSE

Approximate Gross Internal Area 1070 sq ft / 99.40 sq m



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

THREE / FOUR BEDROOMS... DETACHED... OPEN PLAN LIVING SPACE... GROUND FLOOR WC... GARDEN ROOM WITH AIR CONDITIONING (CURRENTLY BEING USED AS A BEAUTY STUDIO)... 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Desired	Current	Desired
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

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Offers Over £320,000

2 Laburnum Close

Woodlands Park, Bedworth CV12 0PP



- * THREE / FOUR BEDROOMS *
- * DETACHED *
- * BEAUTIFUL THROUGHOUT *
- * OFF ROAD PARKING *
- * UTILITY ROOM *
- * 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)

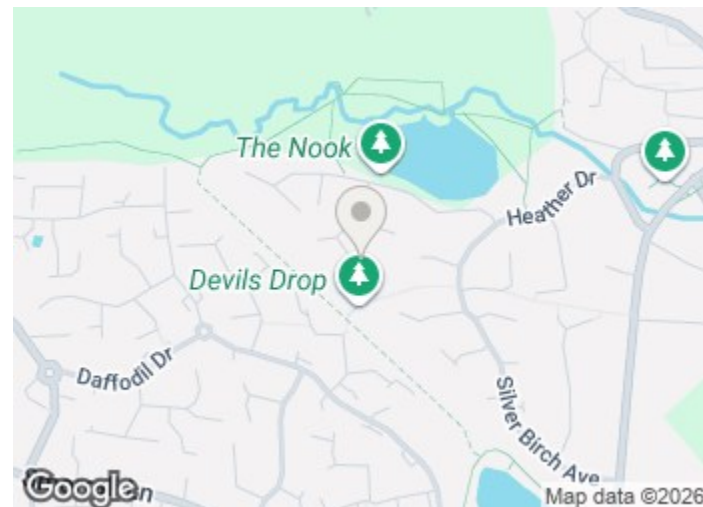
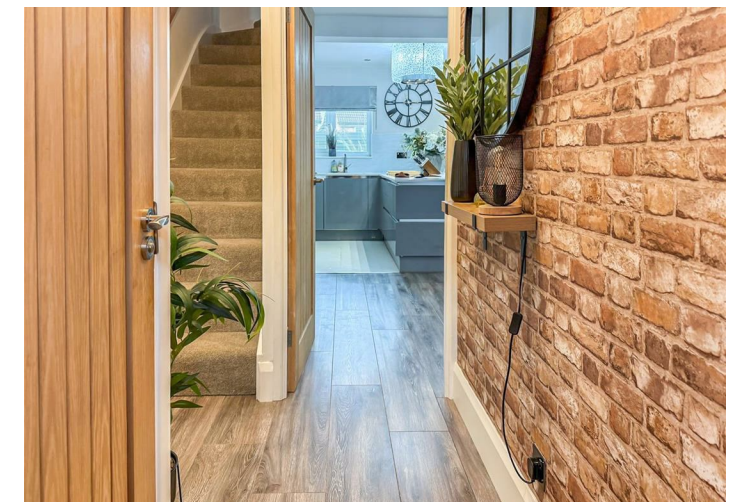
Family Bathroom

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

