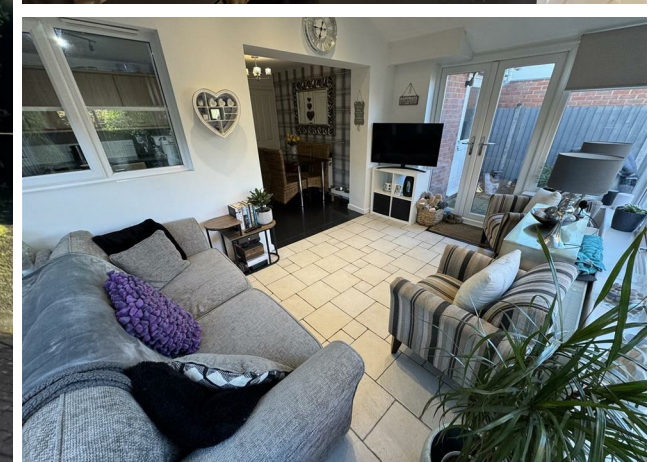




Salvia Way Bedworth CV12 0QF
£285,000

Benburys
SALES AND LETTINGS

Benburys are pleased to present this three-bedroom detached house in Bedworth. Built in 2010, the property spans an impressive 777 square feet, providing ample space for families.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The well-designed layout includes a kitchen/dining room, downstairs WC and a conservatory, ideal for enjoying the natural light and creating a serene space for relaxation. The property boasts three bedrooms, the master bedroom featuring an en-suite bathroom.

The house is complemented by a well-appointed family bathroom, catering to the needs of the household. Outside, you will find a drive and garage, providing parking for up to two vehicles and a rear enclosed garden.

This property is perfect for those looking for a modern home in a friendly neighbourhood.

Entrance

PVC entrance door, tiled floor, single central heating radiator, doors leading into the downstairs WC and lounge

WC

5'3" x 2'11" (1.608 x 0.902)

Tiled floor, low level toilet, wash basin, obscure window to front aspect and central heating radiator

Lounge

14'6" x 11'6" (4.440 x 3.523)

Carpeted floor, double glazed window to the front aspect and double central heating radiator

Kitchen/dining room

14'9" x 9'6" (4.511 x 2.921)

Fitted with range of matching wood wall and base units, built in gas hob and electric oven with cooker hood, inset one and a half bowl stainless steel sink unit with mixer tap, ample roll top work surfaces with complimenting tiled splash back areas, with space for undercounter fridge/freezer along with plumbing for washing machine and dishwasher, finished with tiled flooring. Central heating radiator and double glazed window to the rear aspect

Conservatory

14'7" x 9'5" (4.456 x 2.893)

Tiled floor, double central heating radiator and French doors leading into the garden

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom One

9'6" x 9'0" (2.915 x 2.764)

Carpeted floor, double glazed window to the front aspect, fitted wardrobe and single central heating radiator

En-suite

4'11" x 3'7" (1.518 x 1.111)

Tiled floor, partially tiled walls, low level toilet, pedestal wash basin, obscure window to the front aspect, single central heating radiator, shower cubical with mixer shower

Bedroom Two

8'6" x 8'2" (2.603 x 2.510)

Carpeted floor, single central heating radiator, double glazed window to the front aspect

Bedroom Three

8'8" x 5'11" (2.652 x 1.811)

Carpeted floor, double glazed window to the rear aspect, single central heating radiator

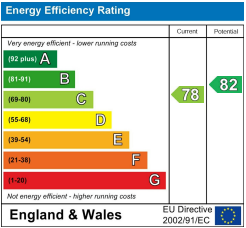
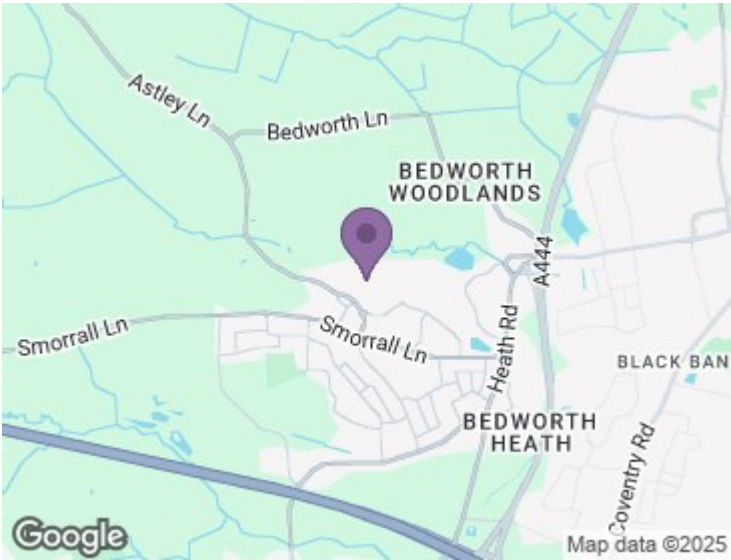
Bathroom

6'7" x 4'8" (2.012 x 1.438)

Fitted with a white suite which features a panel bath, low level toilet and pedestal wash basin. Tiled flooring, single central heating radiator and a doubled glazed window to side aspect.

Agency Notes

- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2. These particulars do not constitute part or all of an offer or contract.
- 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4. Potential buyers are advised to recheck the measurements before committing to any expense.
- 5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Benburys
SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk