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Coventry Road  
Bulkington CV12 9NB

# Coventry Road

## CV12 9NB

Nestled on Coventry Road in the charming village of Bulkington, Bedworth, this splendid semi-detached family home offers a delightful blend of comfort and style. With four generously sized bedrooms, this property is perfect for families seeking space and tranquillity.

Upon entering, you are greeted by an inviting open-plan lounge diner, ideal for both relaxation and entertaining. The extended kitchen features modern amenities and doors that seamlessly connect to the garden, allowing for a wonderful flow of natural light. Additionally, a convenient shower room is located on the ground floor, enhancing the practicality of the home.

Venture upstairs to discover spacious bedrooms, each equipped with fitted wardrobes, providing ample storage solutions. The family bathroom is well-appointed, ensuring that all your needs are met.

Outside, the property boasts a gated entrance that leads to a generous parking area and access to a tandem garage, making it easy to accommodate multiple vehicles. The rear garden is a true oasis, predominantly laid to lawn and adorned with mature shrubs and trees, offering a peaceful retreat. A charming garden room adds an extra dimension to the outdoor space, perfect for hobbies, relaxation or the perfect work from home office.

With far-reaching countryside views to all aspects, this home not only provides a comfortable living environment but also a picturesque setting. This property is a must-see for those looking to settle in a serene yet accessible location.

**selling quality**  
property since 1995









## Dimensions

### Ground Floor

#### Porch

#### Sitting Room/Dining Room

7.10 x 3.65

#### Kitchen

4.40 x 2.88

#### Shower Room

### First Floor

#### Master Bedroom

4.67 x 3.30

#### Bedroom 2

3.69 x 2.63

#### Bedroom 3

3.30 x 2.35

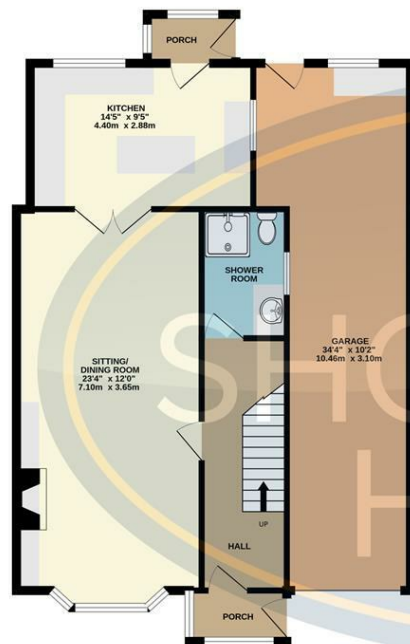
#### Bedroom 4

2.65 x 2.35

#### Bathroom



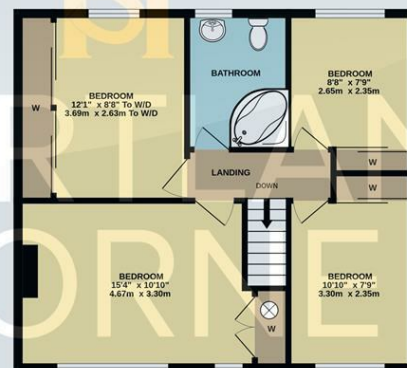
GROUND FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



GARDEN ROOM  
202 sq.ft. (18.8 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1684 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

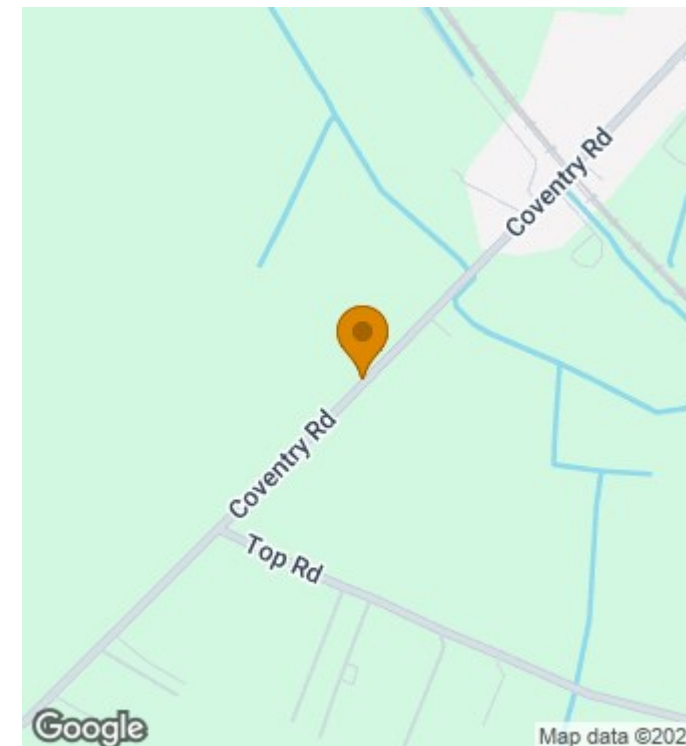
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

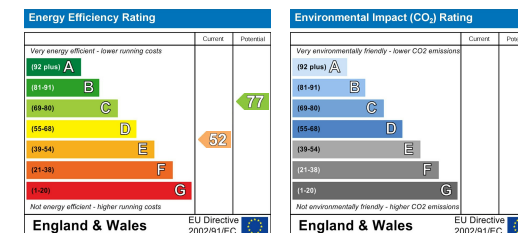
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC



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