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Wye Close
Bulkington CV12 9QA

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Shortland Horne are delighted to present this spacious three-bedroom semi-detached dormer bungalow, occupying a particularly generous plot and offering versatile accommodation across two floors. With ample off-road parking, a substantial detached garage and excellent outside space, this is a property with plenty to offer a wide range of buyers.

The accommodation begins with a welcoming entrance hallway, leading through to an impressive living room which provides a fantastic amount of space for both relaxing and entertaining. The separate kitchen offers a practical arrangement with plenty of workspace and storage, while a ground-floor bathroom adds further flexibility to the layout.

The first floor provides three well-proportioned bedrooms, making excellent use of the dormer-style accommodation. The particularly generous principal bedroom benefits from an en-suite shower room with WC, while the remaining bedrooms offer flexibility for children, guests, a home office or dressing room.

One of the real selling points of the property is the plot itself. The home enjoys

Wye Close is situated in the popular Warwickshire village of Bulkington, a well-established residential location offering a strong combination of village amenities, green space and convenient access to the larger centres of Bedworth, Nuneaton and Coventry.

Bulkington has a good range of everyday amenities including local shops, convenience stores, cafés, pubs, takeaways and a pharmacy, together with community and healthcare facilities. The village also benefits from Bulkington Recreation Ground, which provides a play area, sports pitch, multi-use games area and tennis/netball facilities, making the location particularly appealing for families.

Families are well catered for educationally, with St James CofE Academy and Arden Forest Infant School both located within Bulkington, while secondary schooling is available in the surrounding Bedworth and Nuneaton areas, including Nicholas Chamberlaine School.

The location is also well placed for commuters, with straightforward road access towards Bedworth, Nuneaton, Coventry, Hinckley and Rugby, as well as connections to the wider motorway network via the M6. Bedworth railway station provides further connections, while local bus services include the 84/84A route linking Bulkington with Bedworth, Nuneaton, Ansty and Rugby.

Overall, Wye Close offers an attractive village setting with excellent access to everyday amenities, schooling, recreation and transport links, making it a particularly convenient location for families, professionals and those looking to remain within easy reach of Coventry and the wider Warwickshire area.

selling quality
property since 1995

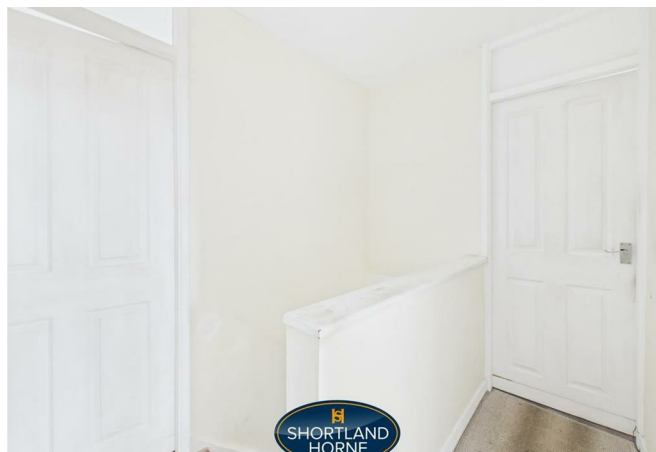
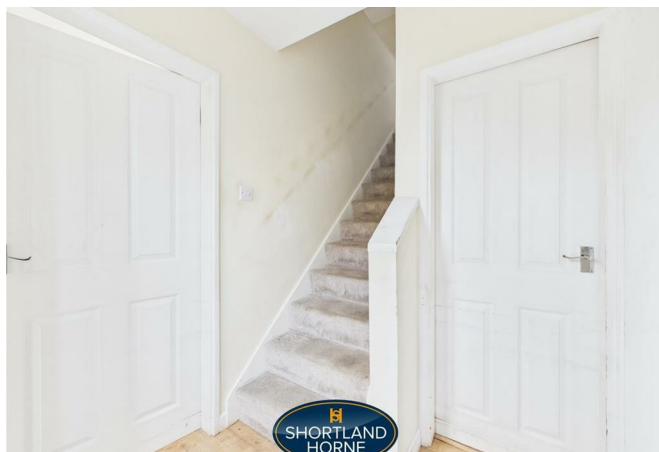
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Dimensions

GROUND FLOOR

Entrance Hallway

1.70m x 1.37m

Living Room

3.89m x 4.83m

Kitchen

2.79m x 3.02m

Bathroom

1.88m x 1.68m

FIRST FLOOR

Bedroom One

4.39m x 2.39m

Bedroom Two

2.87m x 3.53m

Bedroom Three

2.62m x 2.34m

Bathroom

2.24m x 1.19m

OUTSIDE

Garage

5.99m x 2.82m

Floor Plan



Location Map



Total area: sq ft

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.

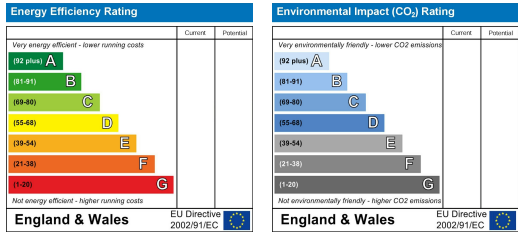
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

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