



**128 Smarts Road, Bedworth  
Warwickshire CV12 0BF  
£265,000**

Pointons are delighted to offer for sale this nearly new three bedroom semi detached house built in 2022 by Taylor Wimpey still having NHBC guarantees remaining on the property. Based on a private cul-de-sac shared with one other property & located close to the A444 offering easy access to the M6, Coventry & Nuneaton. With the property being less than 12 months old all a buyer has to worry about buying is future with the vendors opting for plenty of extras when purchasing the property. Benefitting from having triple glazing & gas central heating, in brief the property comprises of entrance hall, lounge, kitchen/diner, ground floor W.C. To the first floor there are three bedrooms with the master having an en-suite & a family bathroom. To the rear of the property is an enclosed private garden and to the front allocated parking for 2 cars. This property must truly be viewed to appreciate & would make an excellent family home for many years to come. Offered with no upward chain to organise your viewing contact us today.





### Entrance Hall

Having entrance door, handy storage cupboard, radiator, Nova Blanco tiled flooring, stairs off to the first floor & understairs storage.

### Lounge

12'2" x 15'5" (3.72m x 4.70m)

Double radiator, laminate flooring, telephone point, TV point, Modelo wood flooring & double glazed French double doors in garden.

### Kitchen/Diner

11'2" x 10'1" (3.40m x 3.08m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted Zanussi double oven, built-in four ring Zanussi Ceramic hob with pull out extractor hood over, triple glazed window to front having window shutters, double radiator & Nova Blanco tiled floors.

### WC

Fitted with two piece suite wash hand basin with mixer tap and low-level WC, wood vinyl flooring & having tiled walls.

### Landing

Having radiator, laminate flooring & doors off to various rooms.

### Bedroom

11'2" x 9'8" (3.40m x 2.95m)

Triple glazed window to front with window shutters, radiator, a range of built in wardrobes having hanging rail & overhead storage storage.

### En-suite

Fitted with three piece suite with wash hand basin with mixer tap, tiled shower cubicle having rainfall shower, and low-level WC, triple glazed window to front, heated towel rail, tiled flooring & tiled surround.

### Bedroom

12'9" x 6'7" (3.89m x 2.01m)

Triple glazed window to rear with window shutters & radiator.

### Bedroom

10'9" x 8'7" (3.28m x 2.61m)

Triple glazed window to rear with window shutters, radiator & laminate flooring.

### Bathroom

Fitted with three piece suite with panelled bath with waterfall shower over & folding glass screen and folding glass screen, wash hand basin with mixer tap, heated towel rail and low-level WC.

### Outside (Front)

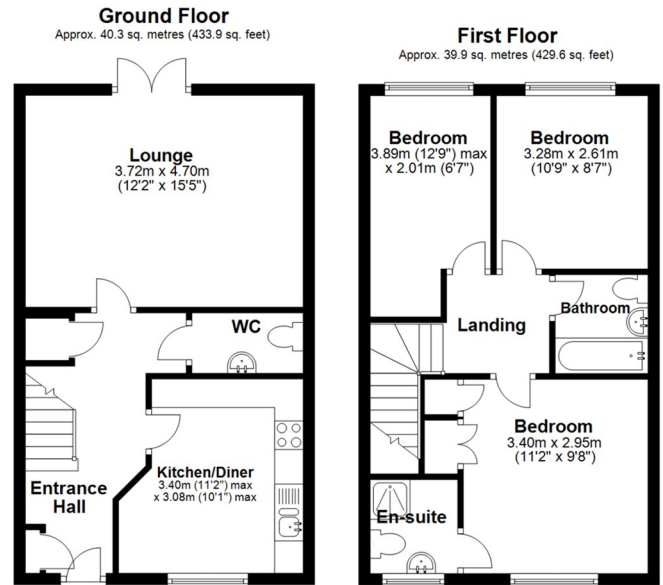
To the front of the property are two allocated numbered parking spaces, there is also side access leading to the rear of the property.

### Outside (Rear)

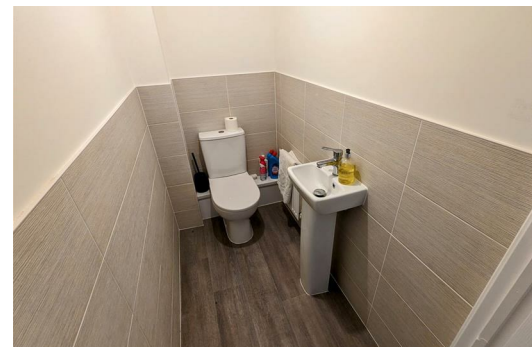
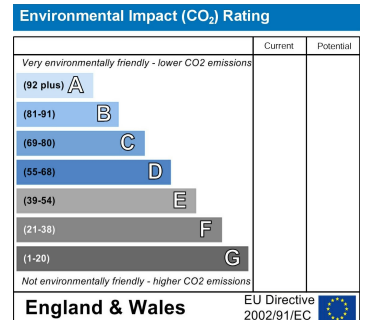
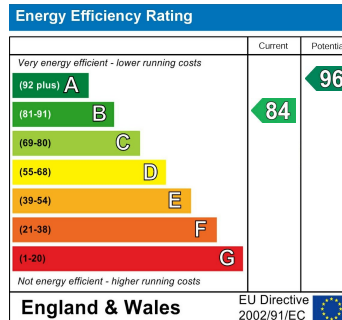
To the rear of the property is private enclosed garden having paved patio area leading onto a lawned section. The outside also benefits from having an outdoor tap, lighting & a double socket.

### General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 80.2 sq. metres (863.5 sq. feet)



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com

