



**Wolvey Road, Bulkington  
CV12 9JR**

**Or Nearest Offer £270,000**

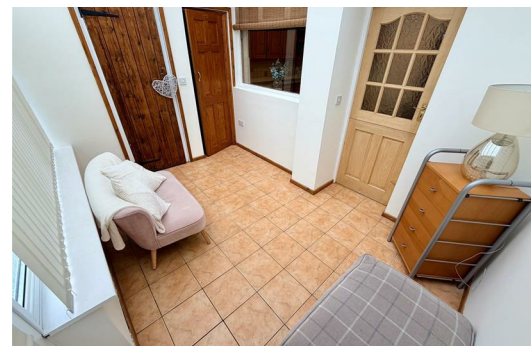
**Freehold - Nuneaton & Bedworth Borough Council Band: B - EPC: D**

\* GUIDE PRICE £265,000 - £275,000 - NO UPWARD CHAIN \* Nestled on the charming Wolvey Road in Bulkington, this delightful house presents an excellent opportunity for those seeking a comfortable and spacious home. Originally designed as a three-bedroom property, it has been thoughtfully reconfigured to offer two generous bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed by a bright entrance hall that leads to an inviting reception room, perfect for entertaining guests or enjoying quiet evenings with family. The addition of a conservatory enhances the living space, allowing natural light to flood in and offering a serene spot to unwind while overlooking the garden.

The property also features a well-appointed bathroom and a practical utility area, ensuring that daily tasks are made easier. One of the standout features of this home is the extensive parking available to the rear, providing convenience for multiple vehicles and easy access, coupled with a double garage.

This residence is ideal for first-time buyers, small families, or those looking to downsize without compromising on space. With its versatile layout and desirable location, this house on Wolvey Road is a must-see for anyone looking to settle in the lovely village of Bulkington. Don't miss the chance to make this charming property your new home.



## Entrance Hall

Radiator, stairs to first floor landing, original quarry tiled flooring and door to:

## Reception Room

12'1" x 12'6" (3.68m x 3.80m)

Double glazed bay window to front, log burner inset to chimney breast, double radiator, telephone point, TV point, coving to textured ceiling, door to:

## Kitchen/Dining Room

10'11" x 15'5" (3.32m x 4.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for dishwasher, built-in electric fan assisted oven, four ring gas hob with pull out extractor hood over, window to rear, double radiator, textured sloping with sunken spotlights, stable door to conservatory and door to under-stairs storage cupboard.

## Conservatory

Brick and double glazed construction with double glazed polycarbonate roof, power and light connected, two double glazed windows to rear, ceramic tiled flooring, double glazed door to rear, further doors to:

## Utility

3'2" x 2'11" (0.97m x 0.88m)

Plumbing for washing machine, ceramic tiled flooring.

## Cloakroom

Low-level WC.

## Landing

Textured ceiling, loft hatch, sliding door bathroom and further doors to:

## Bedroom

10'0" x 15'5" (3.04m x 4.70m)

Two double glazed windows to front, double radiator, textured ceiling.

## Bedroom

11'0" x 9'10" (3.35m x 3.00m)

Double glazed window to rear, radiator, textured ceiling, wall mounted gas combination boiler serving heating system and domestic hot water.

## Bathroom

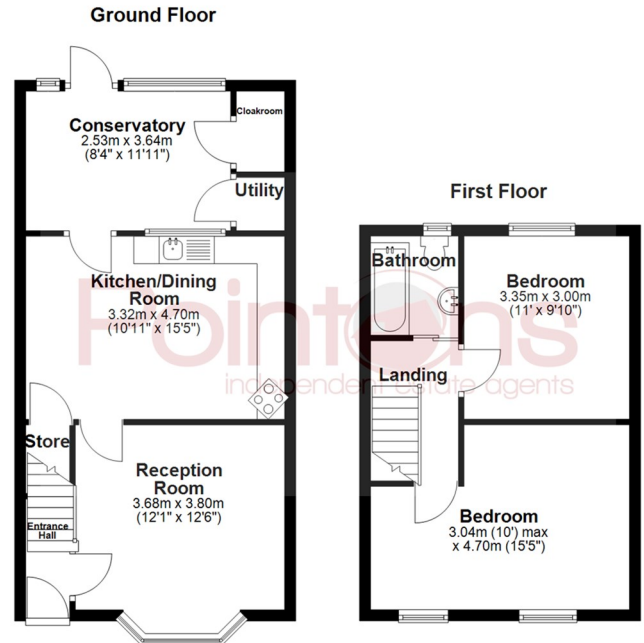
Fitted with three piece suite comprising panelled bath with hand shower attachment over and shower, pedestal wash hand basin and low-level, half height tiling to all walls, obscure double glazed window to rear, radiator, textured ceiling.

## Outside

To the rear is a garden directly behind the house which is mainly laid to lawn with patio and pathway leading to extensive area of parking and detached double garage. To the front is a further garden which is mainly laid to lawn with borders and gated pathway leading to the entrance

## General Information

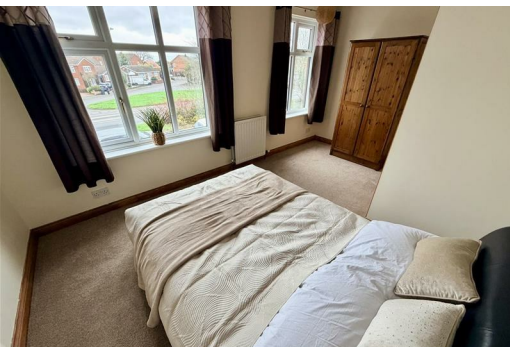
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band B payable to Nuneaton & Bedworth Borough Council.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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