



Edward Road, Bedworth, CV12 8PS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*I'M IN LOVE WITH THE SHAPE OF 'THIS HOUSE'\*\*\*

Looking to relocate to Bedworth? Look no further - this could be the property for you. This four-bedroom detached property has been immaculately refurbished. Located within a short walk from the town centre, this property features off-street parking, a double garage, and an insulated, rendered exterior. You will be the envy of the street! You will also notice the benefits of convenient access to road transport links to Nuneaton, Coventry, and the M6.

The property speaks for itself. Rated 'A' triple glazed windows, renovated roof, gas fired central heating via combination boiler OR multifuel log burner which is integrated into the heating system.

As you enter the house you will find the porch. Suitable for shoes and coats so you're not bringing a mess in to your new home! Next up we have the living room, as you step into this room you'll immediately notice the wide space that everyone always asks for (trust us, we know). This is also where the multifuel log burner is positioned. Through the living room, you enter the kitchen/diner, which spans nearly the width of the entire house and has a sleek finish, solid quartz worktops, and room for all of your appliances. The downstairs W/C is accessible from here, which I'm sure we can all agree is a must!

The upstairs level has four bedrooms, the master of which has en-suite facilities. In addition to the typical utilities, the family bathroom upstairs includes a heated towel rail, shaver point and jacuzzi bath! The back garden has pressed reinforced concrete fencing, porcelain slabs, an outdoor mixer tap, and access to the double garage with a service pit.

I hope you are as passionate about this house as we are. Please call us if you have any questions or would like to book a viewing. EPC RATING C



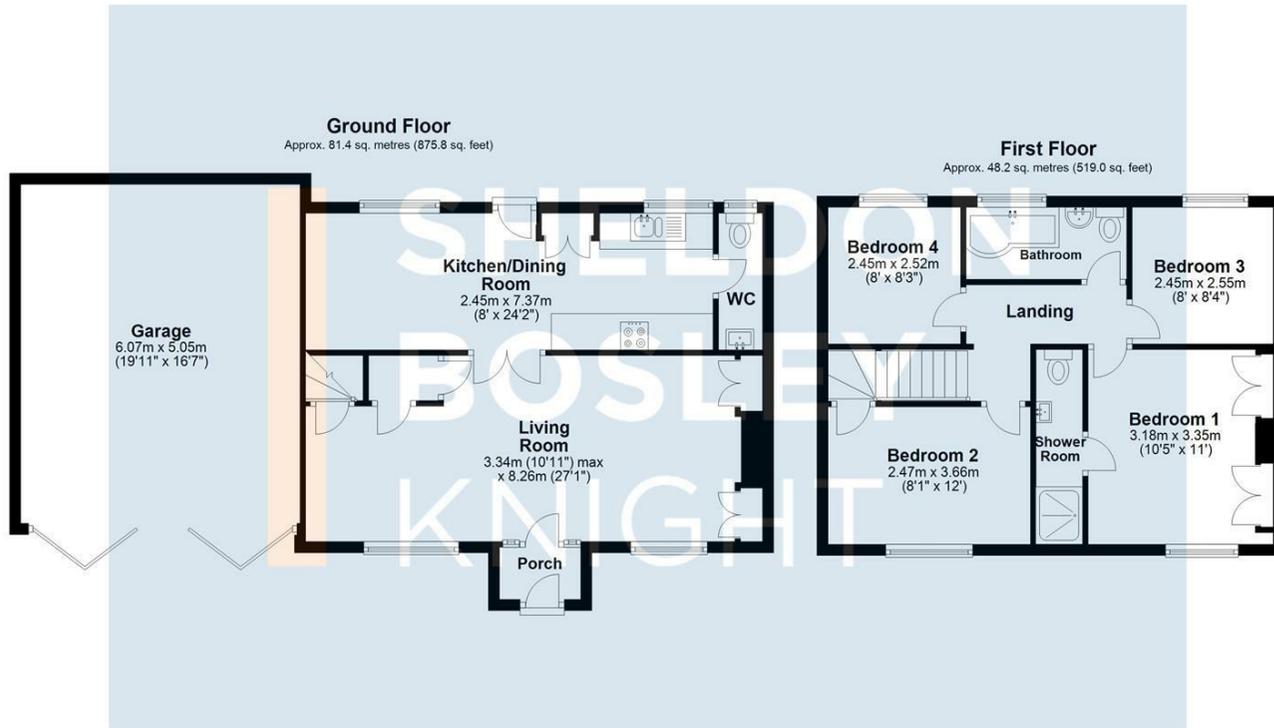


## Key Features

- Four Bedroom Detached Home
- Master En-suite
- Downstairs W/C
- Multifuel Log Burner
- Triple Glazed Windows
- Double Garage
- Close to Town, Local Amenities and Transport Links
- EPC RATING C

**£310,000**





Total area: approx. 129.6 sq. metres (1394.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
NUNEATON AND BEDWORTH



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS