



Hilliard Close, Bedworth, CV12 8TJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** VIDEO TOUR AVAILABLE ***

Sheldon Bosley Knight are pleased to offer for rental this charming four bedroom detached family home in the much sought after town of Bedworth. Close to the train station and with fantastic access to the A444 & M6 this wonderful home is sure to be in huge demand. With a large fitted kitchen, dining room with french windows to the rear garden, spacious lounge and downstairs shower room completing the ground floor accommodation, There are four good sized bedrooms to the first floor along with the main bathroom. Outside there is a large driveway for multiple cars, garage with power and enclosed rear garden.





Key Features

- Sought after location
- Fantastic family home
- Close to town centre and station
- Large fitted kitchen
- Dining room and lounge
- Four good sized bedrooms
- Family bathroom
- EPC C & Council tax band D

**PCM
£1,250 PCM**

Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

Entrance hall

Having uPVC double glazed entrance door and space for coat's shoes etc... The inner front door leads to the entrance hall.

Lounge

16'2" x 12'7"

Having central heating radiator, uPVC double glazed bay window to the front, feature fireplace with gas fire, flooring is laid to carpet and door leading the dining room

Kitchen

14'6" x 10'4"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring hob with extractor hood over, space and plumbing for dishwasher, space for upright fridge freezer, central heating radiator and uPVC double glazed window to the rear, flooring is laid to laminate and doors to the dining room.

Dining room

13'5" x 8'6"

Having central heating radiator, uPVC double glazed french doors to the garden, flooring laid to carpet and doors to the kitchen and utility.

Downstairs bathroom/utility

5'0" x 14'10"

Having low level w.c., wash hand basin, walk in shower cubicle with thermostatic rainfall shower, central heating towel rail and uPVC double glazed window to the rear. There is also space and plumbing for automatic washing machine and tumble dryer.

Stairs to

Landing

Flooring is laid to carpet and doors to the four bedrooms and family bathroom.

Bedroom one

10'7" x 11'11"

Having central heating radiator, uPVC double glazed window to the front, flooring is laid to carpet and there are built in wardrobe.

Bedroom two

8'9" x 10'5"

Having central heating radiator and uPVC double glazed window to the rear and flooring laid to carpet.

Bedroom three

8'7" x 9'1"

Having central heating radiator and uPVC double glazed window to the rear and flooring laid to carpet.

Bedroom four

9'0" x 9'1"

Having central heating radiator and uPVC double glazed window to the front and flooring laid to carpet

Family bathroom

6'1" x 5'9"

Having a white suite comprising: -low level w.c., wash hand basin, panelled bath with shower over, tiled splash backs, central heating radiator and obscure uPVC double glazed window to the side.

Outside

To the front of the home is a large drive for multiple cars, side access to the rear garden and access to the garage. The rear garden is a large enclosed space laid to patio and lawn.

Garage

Single car garage with manual up and over door, internally there are lights, power and the boiler.





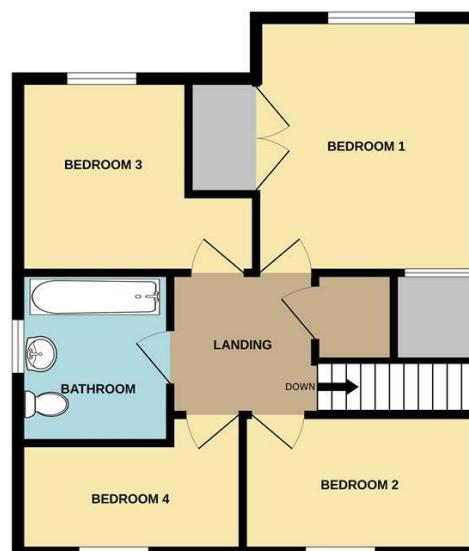


Floorplan

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only.
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EPC Rating - C

Tenure -

Council Tax Band - D

Local Authority
Nuneaton & Bedworth

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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