

397 Smorrall Lane, Bedworth, Warwickshire. CV12 0LG

£400,000 Freehold

FOR SALE



bayzos.

Bayzos Estate Agents
Fillongley, CV7 8DX

0330 124 6533
info@bayzos.co.uk

PROPERTY SUMMARY

Immaculately Presented | Recently Renovated | Extended Semi-Detached Property | Wood Burner in the Kitchen | New Bath | Replaced Fences | Large Driveway | South Facing Garden | Total Floor Area 125 Sq. M. | EPC Rating C Potential B

FEATURES

- Total Floor Area 125 Sq. M.
- EPC Rating C Potential B
- New Bath
- Replaced Fences
- Extended Semi-Detached Property
- Wood Burner in the Kitchen
- South Facing Garden
- Large Driveway
- Immaculately Presented
- Recently Renovated



PROPERTY DESCRIPTION

Sellers Comments

Recently renovated and ready to move into

Spacious, modern family home

Lived in this road for many years previously

Good neighbours/community

Access to motorways, schools, shops

Meets all our needs

Large south facing garden

Moving to be nearer to family

Property Location

ROOM DESCRIPTIONS

Room Measurements

Room dimensions and total floor areas are included within our floor plan

Additional Information..... *

Approx. Annual Gas & Electricity : £2500

Approx. Annual Water & Drainage: £518

Council Tax Band: C (approx. £1943 pa)

EPC Rating: C Potential B

Total Floor Area: Total Floor Area 125 Sq. M.

Parking: Large driveway for approx. 6 cars

How Old is the Property: n/a

How Long Have the Current Owners Lived at the Property: Just under 3 years

Loft: Insulated, boarded, ladder with electric

Windows: Double glazed

Heating System: Gas central heating

Boiler Location: Garage (combi boiler)

Fireplace: Gas fire in living and wood burner in the kitchen

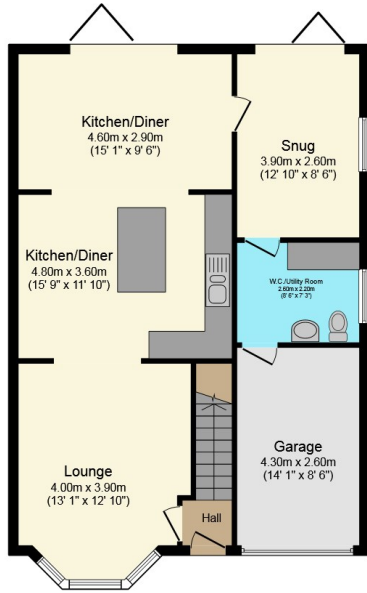
Fuse Box Location: Under the stairs

Garden Orientation: South

*Please verify these details through the conveyancing process

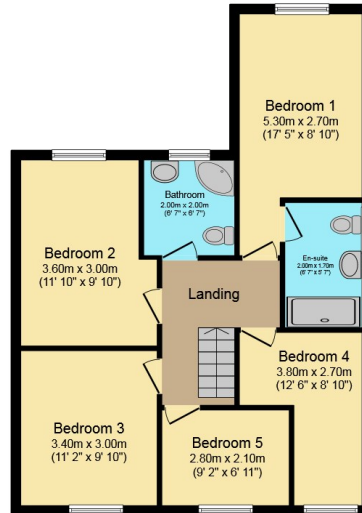


FLOORPLAN & EPC



Ground Floor

Floor area 82.4 sq.m. (887 sq.ft.) approx



First Floor

Floor area 65.5 sq.m. (705 sq.ft.) approx

Total floor area 147.9 sq.m. (1,592 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

