



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

Offers Over

£170,000

Located in

Bedworth





Smorrall Lane

Bedworth | | CV12 0JN



Emma Sheridan is delighted to present this beautiful two-bedroom home for sale. Step inside and feel instantly at home. From the moment you walk through the door, this charming two-bedroom property welcomes you with warmth, style and a layout designed for modern living. Beautifully presented throughout and truly move-in ready, this is a home that lets you unpack, pop the kettle on and start enjoying life from day one.

Smorrall Lane

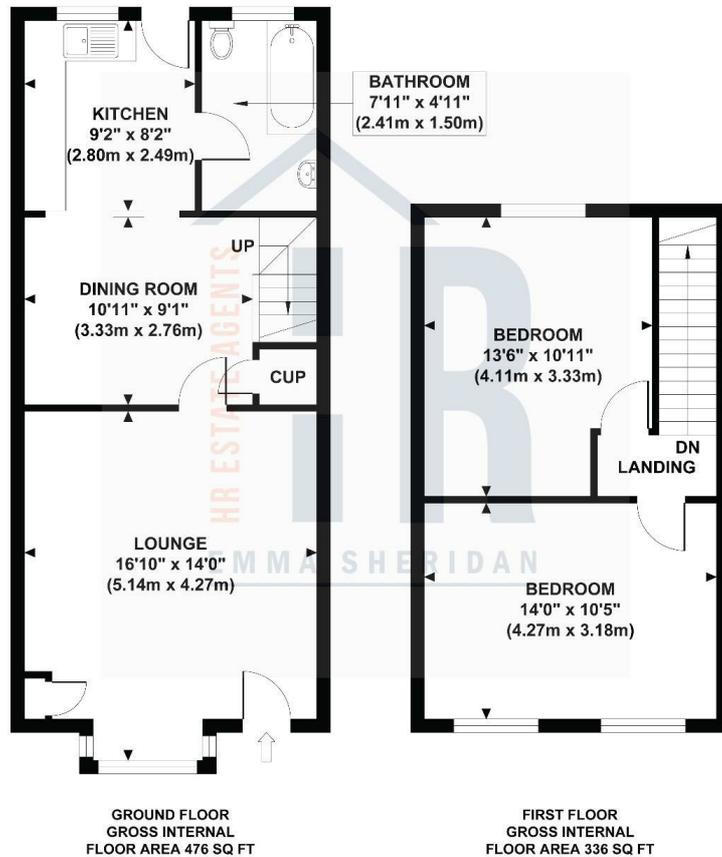
£170,000 Freehold



- Beautiful Throughout & Move in Ready
- Electric Charging Point & Parking to The Rear
- Air Conditioning Units to Ground & First Floor
- Open Plan Kitchen - Diner & Separate Lounge
- Ground Floor Bathroom
- EPC Rating C & Council Tax Band A

SMORRALL LANE

Approximate Gross Internal Area 812 sq ft / 75.43 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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