



## 4 bed semi-detached house to buy in CV12

Coventry Road, Bulkington, Bedworth, Warwickshire, CV12 9NB

**£390,000** Starting Bid

 x 4  x 3  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Four-bedroom semi-detached
- ✓ Arranged over three spacious
- ✓ Open-plan kitchen with skylights and French doors
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

This beautifully presented four-bedroom semi-detached new build offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families or buyers seeking a modern, low-maintenance home.

The ground floor provides a well-balanced layout, featuring a bright and welcoming living room leading through to a separate formal dining room—perfect for both everyday living and entertaining. To the rear, the impressive open-plan dining kitchen forms the heart of the home, fitted with a range of contemporary units and modern appliances. Enhanced by two skylights and French doors opening onto the garden.. A separate utility room and a stylish downstairs WC add further practicality.

To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite shower room. A contemporary family bathroom serves this level, complete with bath and overhead shower.

The second floor offers two further bedrooms, along with an additional shower room, providing flexible accommodation ideal for growing families or guests.

Externally, is lawned to the front with a tarmac drive to the side. To the rear, a good-sized private garden provides excellent space for outdoor entertaining, children's play, or relaxation.

This superb home represents an excellent opportunity to acquire a modern, ready-to-move-into family property. With its versatile layout, new build finish, and strong appeal to both owner-occupiers and investors alike, early interest is anticipated.

The property has received approval from Severn Trent Water for connection to mains water and sewerage; however, these services are not currently connected. Any purchaser will be responsible for arranging and covering the cost of connection.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £390,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 2023

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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