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For Sale

Tel: 024 7635 7645



£240,000

10 The Leys, Bedworth CV12 8AJ



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

10 The Leys

Bedworth CV12 8AJ

£240,000



- **Stylish three-bedroom end mews home**
- **Bright and spacious reception room ideal for everyday living and entertaining**
- **Master bedroom with en-suite plus a contemporary family bathroom**
- **Quiet residential setting with off-road parking for several vehicles**
- **Council Tax Band- C**
- **Beautifully presented throughout with modern, tasteful décor**
- **Modern fitted kitchen with ground floor WC for added convenience**
- **Well-proportioned bedrooms offering flexible living or home office space**
- **Ideal for first-time buyers or downsizers , ready to move straight into**
- **EPC - C**

Pleasantly positioned at the end of a quiet cul-de-sac within this popular and highly sought-after residential development, this well presented and carefully maintained modern freehold end mews residence occupies an enviable corner plot and offers deceptively spacious accommodation throughout.

The property would be ideally suited to discerning first-time buyers, growing young families, downsizers, and investors alike. Internal inspection is highly recommended to fully appreciate the tasteful décor, excellent layout, and overall quality of this lovely home.

The accommodation briefly comprises a canopy porch leading into an entrance vestibule with access to a convenient cloakroom/WC. There is a good-sized lounge with stairs rising to the first floor, creating a comfortable and welcoming main living space.

To the rear, a full-width dining kitchen is fitted with an attractive range of units incorporating a built-in oven, hob, and extractor fan. There is also a useful understairs storage cupboard, and French doors opening out onto a spacious paved patio area — perfect for entertaining and outdoor dining.

To the first floor, the landing gives access to three bedrooms, with the primary bedroom benefiting from a shower room en-suite. The family bathroom is fitted with a modern white three-piece suite.

Outside, the property stands on a generous corner plot with a tarmacadam driveway providing parking for several vehicles, along with additional hard-standing to the side. A rear personal

access gate leads to a good-sized, fully enclosed, low-maintenance rear garden, which also includes a timber shed.

This is an excellent home in an excellent location early viewing is essential.

Council Tax Band- C
EPC- C

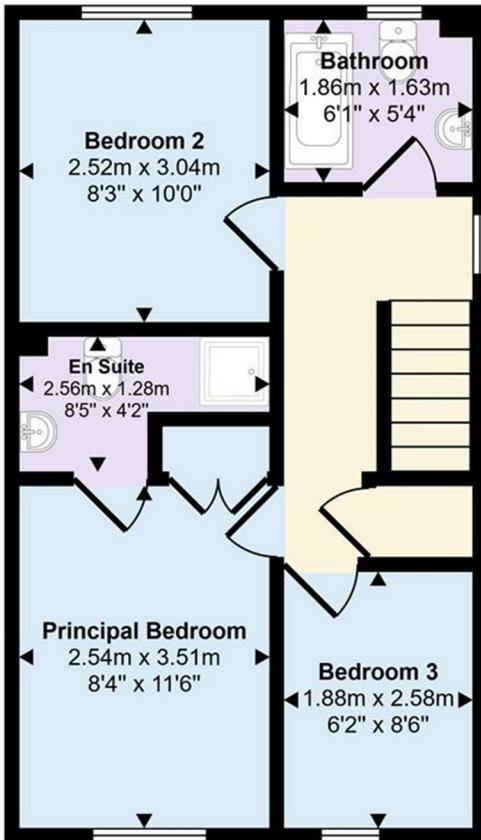
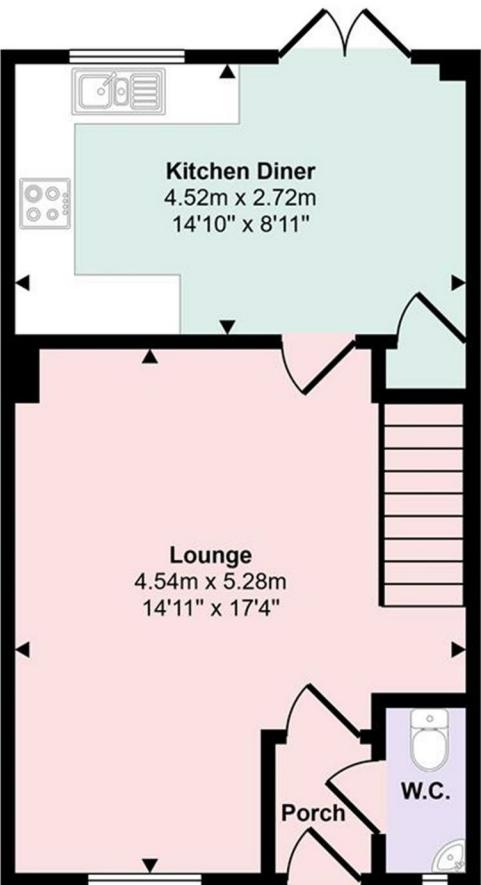
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Floor Plan

Area Map



Ground Floor

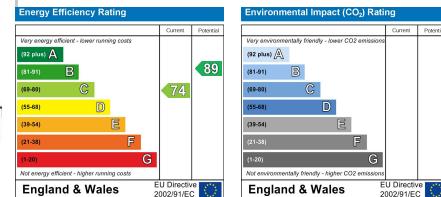
Approx 37 sq m / 397 sq ft

First Floor

Approx 37 sq m / 398 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate. No responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Graph



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