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# For Sale

**Tel: 024 7635 7645**



**£240,000**

**10 The Leys, Bedworth CV12 8AJ**



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**KEY ESTATE AGENTS**

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# 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 tarmac 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.*

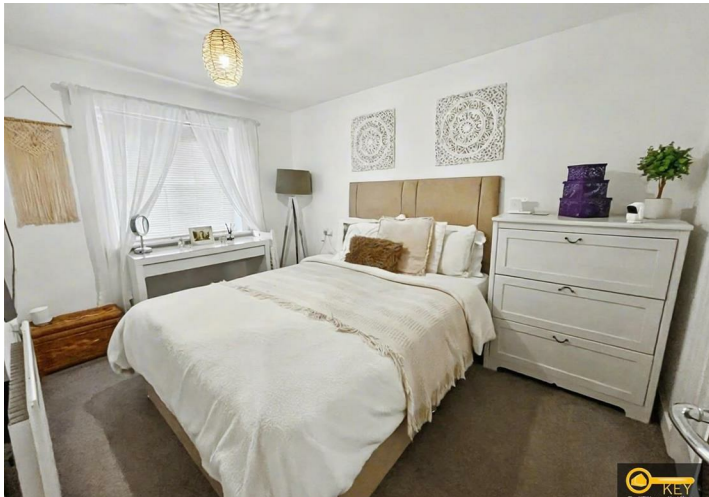
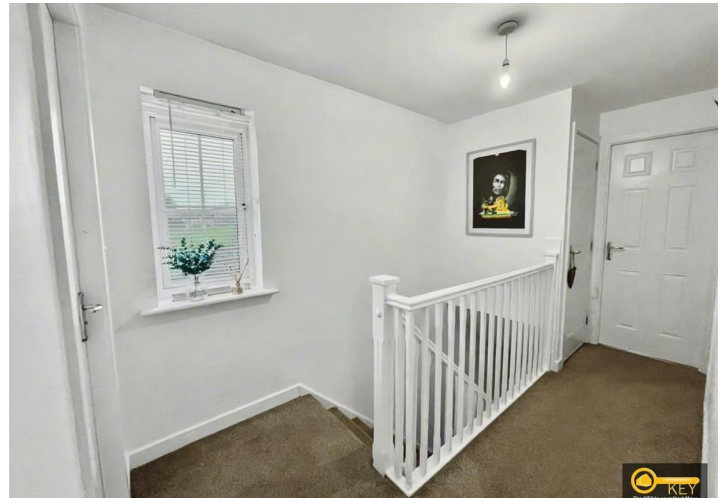
*This is an excellent home in an excellent location early viewing is essential.*

Council Tax Band- C  
EPC- C

## Agent Disclaimer

*Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.*



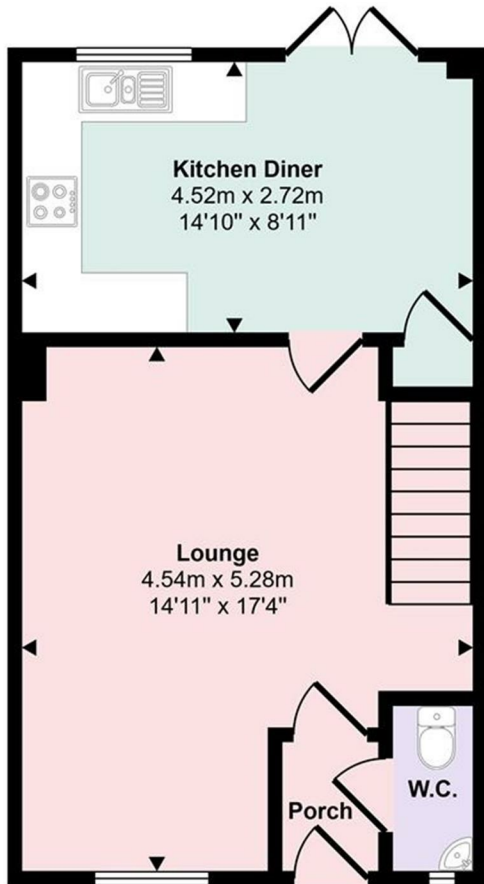




## Floor Plan

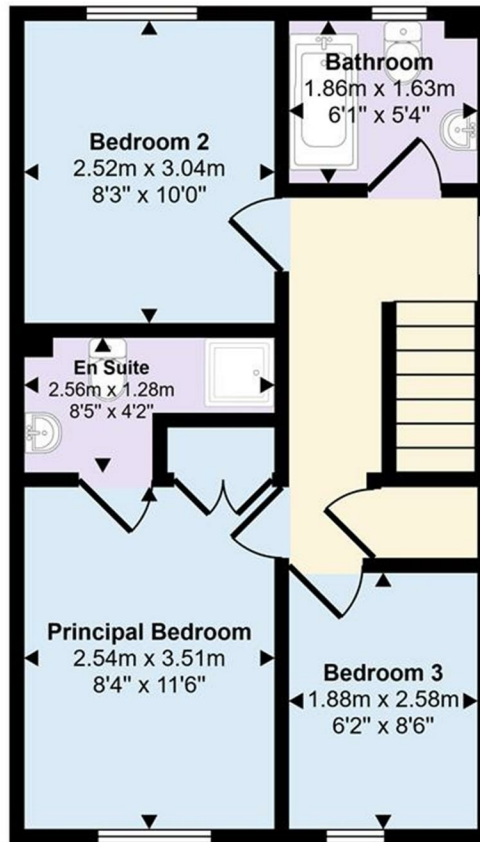
## Area Map

Approx Gross Internal Area  
74 sq m / 795 sq ft



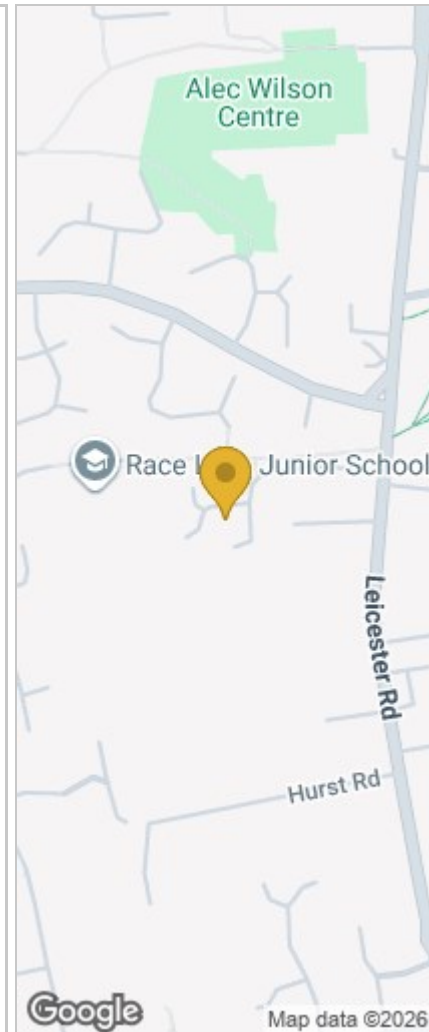
Ground Floor

Approx 37 sq m / 397 sq ft

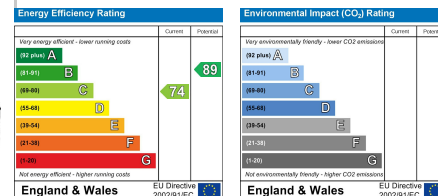


First Floor

Approx 37 sq m / 398 sq ft



## Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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**KEY Estate Agents**

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