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# For Sale

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**£320,000**

59 Coventry Road, Bulkington, Bedworth CV12 9LZ



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KEY ESTATE AGENTS

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**BEAUTIFULLY TRADITIONAL HOME IN BULKINGTON!** New to the market, a lovely, **SPACIOUS** family home in a sought-after area. This home boasts a **LARGE** front garden with plentiful **PARKING**, bay windows letting in ample amounts of light, a beautiful **LOG BURNER**, sizeable lounge/dining room, funky, retro style kitchen and a **SUNROOM** to the rear of the property that looks out onto the beautiful, large, garden full of fruit trees and bushes. The upper floor comprises of three good sized bedrooms and a modern family bathroom with large shower unit, basin and toilet. A fantastic opportunity to own a homely, attractive property in a great location!

Council Tax Band: D  
Tenure: Freehold  
EPC: D

### Entrance



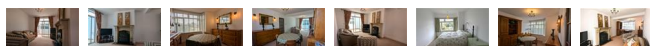
Large lawned front garden and long drive way lead up to double door Porch at front.

### Hallway 13'3" x 6'5" (4.061 x 1.965)



Hallway has door leading into the living/dining room, stair to the upper floor and door through to the kitchen.

### Living & Dining Room 24'4" x 10'10" (7.432 x 3.327)



Very spacious living and dining room area with beautiful wrap around bay window looking out of the lovely front garden. The traditional stone fireplace and log burner are a fantastic extra feature.

### Kitchen 8'11" x 6'5" (2.731 x 1.965)



Retro style, galley kitchen with dark green units offering lots storage space. Over hob extractor fan and lots of light let in by the large window and glass door leading to the sun room.

### Sunroom 8'0" x 17'5" (2.457 x 5.310)



Sunroom to the rear of the property currently used as utility area. Perfect for sitting and relaxing looking out on the lovely garden.

### Master Bedroom 13'6" x 9'6" (4.126 x 2.914)



Generously sized master bedroom with wrap around bay window, plenty of space for extra storage such as wardrobes, drawers. Light and airy room.

### Bedroom Two 12'11" x 9'8" (3.95 x 2.967)



Second bedroom benefits from views of the



beautiful garden and has fitted wardrobe as well as lots of space for freestanding wardrobes.

### Bedroom Three 6'6" x 7'11" (1.986 x 2.430)



Good sized third bedroom with window to front aspect. Room for single bed and furniture or could double as an office space.

### Family Bathroom 7'9" x 6'3" (2.373 x 1.921)



Beautifully finished bathroom with white traditional style basin and toilet and large shower.

### Garden



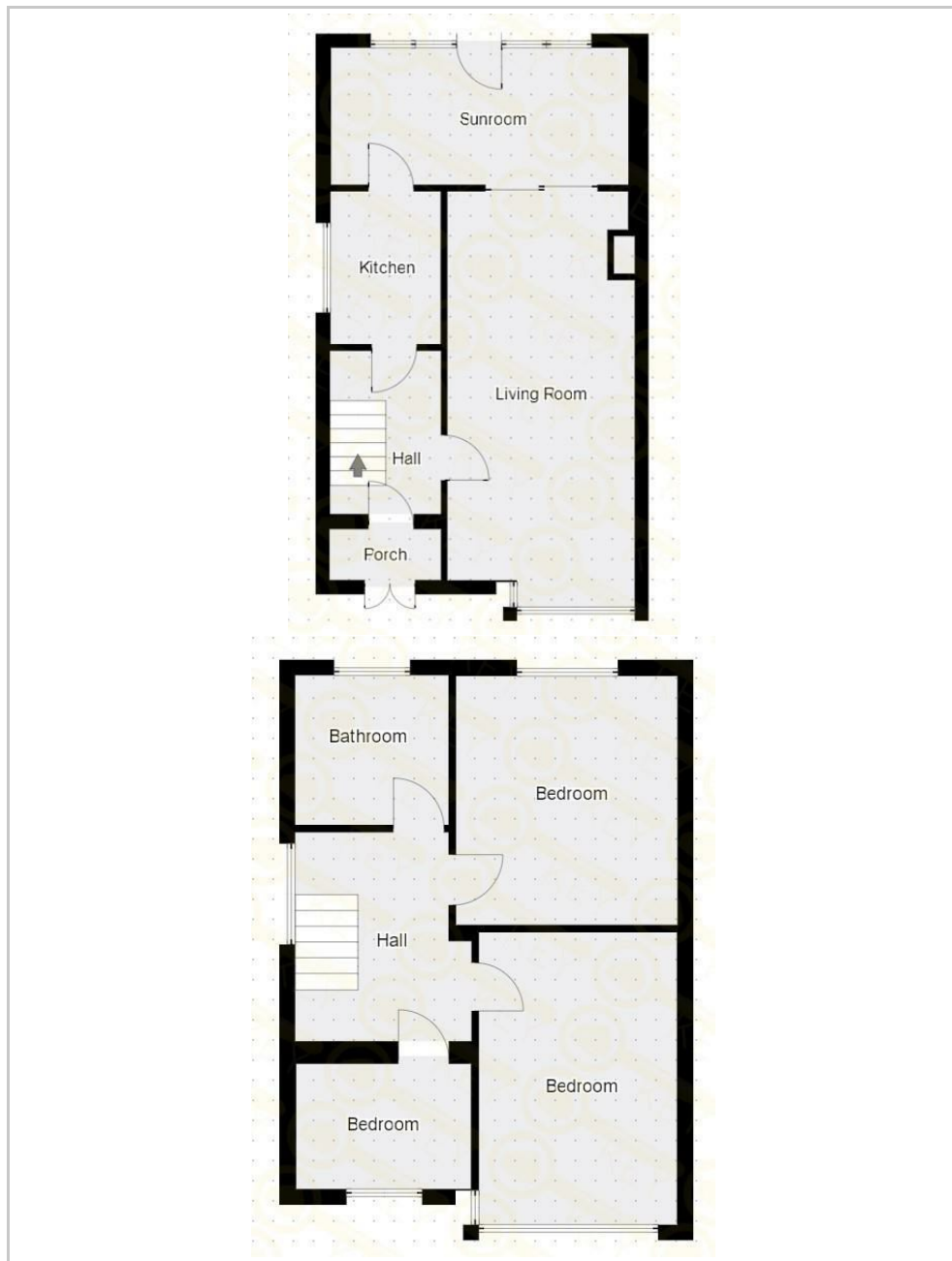
Large, well maintained garden with patio area, lawn, fruit trees and bushes and garage for extra storage. Down the bottom of the garden there is also a large workshop area currently used as a wood store.

### Agents Notes

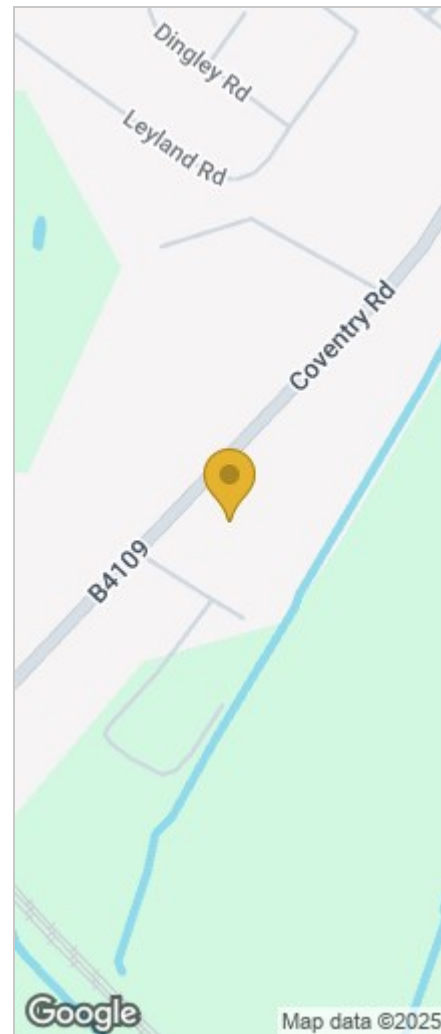
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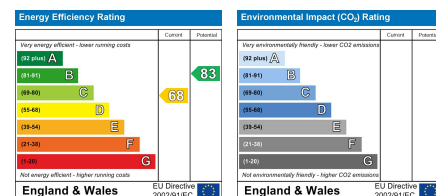
## Floor Plan



## Area Map



## Energy Efficiency Graph



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