



40 Arbury Avenue, Bedworth

Bedworth

Offers in Region of £240,000



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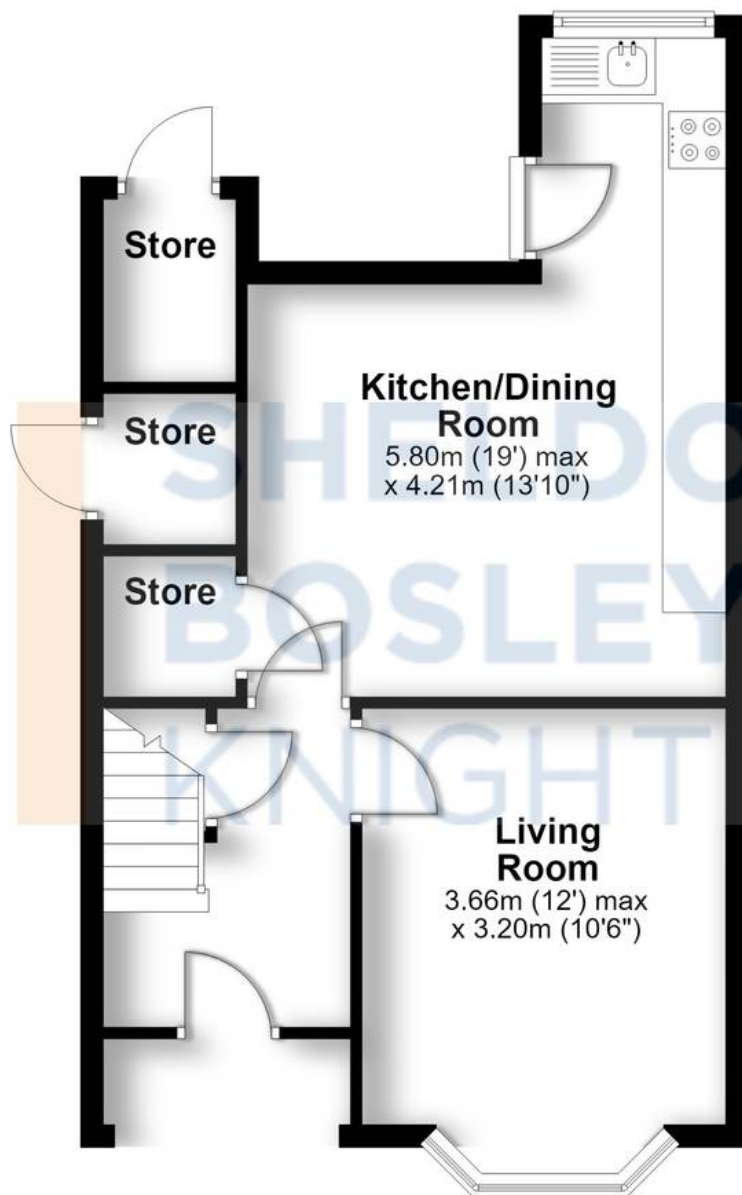
This well-presented three bedroom semi-detached house offers an excellent opportunity for families and investors alike, with the added benefit of no upward chain for a smooth purchase process. The property is situated in a sought-after residential location and enjoys pleasant views over open land, creating a light and airy atmosphere throughout. The house provides approximately 75 square metres of versatile living space, thoughtfully arranged to maximise comfort and practicality. The welcoming entrance hall leads to a spacious lounge, ideal for relaxing or entertaining guests. The recently renovated kitchen features modern units and integrated appliances (where specified), offering an attractive and functional space for meal preparation and family dining. Upstairs, there are three well-proportioned bedrooms, each with ample space for furniture and storage, along with a family bathroom fitted with contemporary fixtures. The property benefits from double glazing and gas central heating, contributing to its current EPC rating of D, with the potential to achieve a B rating through further improvements. Off-road parking is available for two cars, providing convenience for busy households or visiting guests. With the added advantage of potential to extend (subject to the necessary planning permissions), this home offers scope for future growth or personalisation to suit changing needs. Whether you are looking for a comfortable family residence or a promising investment opportunity, this property combines modern finishes with practical features in a desirable setting. Early viewing is highly recommended to appreciate the quality and potential on offer.





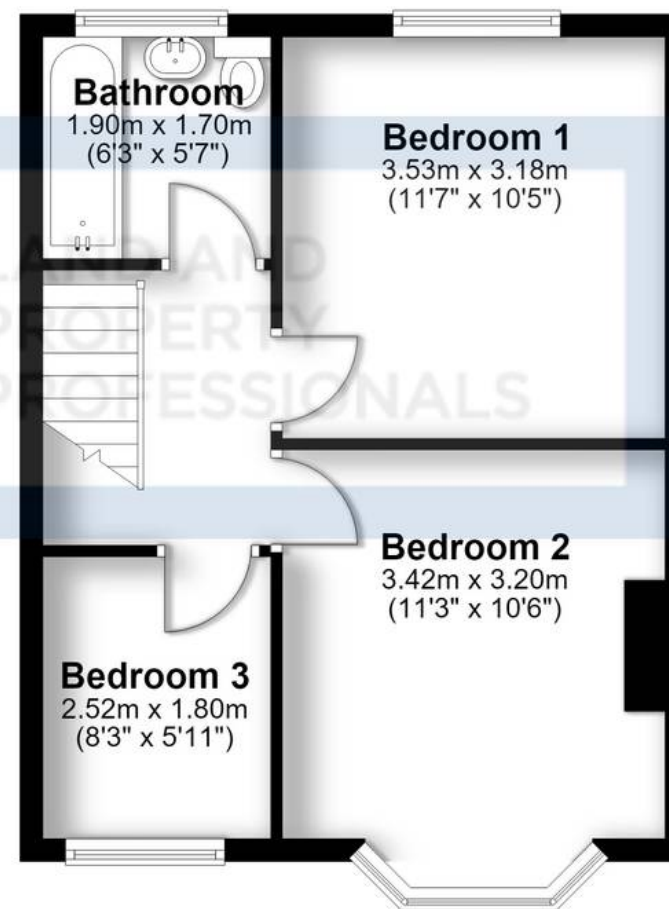
Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Total area: approx. 81.6 sq. metres (878.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



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