



13 Pebblebrook Way, Bedworth

Bedworth

£195,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

13 Pebblebrook Way

Bedworth

Presenting this well-maintained two bedroom semi detached house, located within a quiet and popular residential estate, offering an excellent opportunity for families and investors alike. The property features a welcoming entrance hall leading to a spacious lounge, which benefits from abundant natural light and a neutral décor that creates a comfortable and inviting atmosphere. The adjoining kitchen is fitted with a range of modern units, ample worktop space and integrated appliances (subject to inspection), providing a practical area for meal preparation and dining. Upstairs, there are two well-proportioned bedrooms, both offering flexibility for use as sleeping quarters, a nursery, or a home office, depending on your requirements. The family bathroom is equipped with contemporary fixtures and fittings, ensuring convenience for everyday living. This home is further enhanced by double glazing and a gas central heating system, delivering year-round comfort and energy efficiency. Off street parking is provided via the property's own drive to the side, accommodating two to three cars with ease. The low maintenance rear garden is perfect for those seeking a manageable outdoor space for relaxation or entertaining guests. With an approximate total floor area of 69 square metres, this property offers a practical layout that maximises available space, making it suitable for a range of lifestyles. The location is particularly appealing, with easy access to local amenities, reputable schools and public transport links, ensuring convenience for commuters and families. The property's EPC rating is to follow (the previous certificate has expired), and viewings are highly recommended to fully appreciate all that this attractive home has to offer. Whether you are





Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Total area: approx. 69.8 sq. metres (750.8 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.



Sheldon Bosley Knight Nuneaton

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