



15 Derwent Road, Bedworth

Bedworth

Offers in Region of £220,000



**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

15 Derwent Road

Bedworth

****CHAIN FREE****

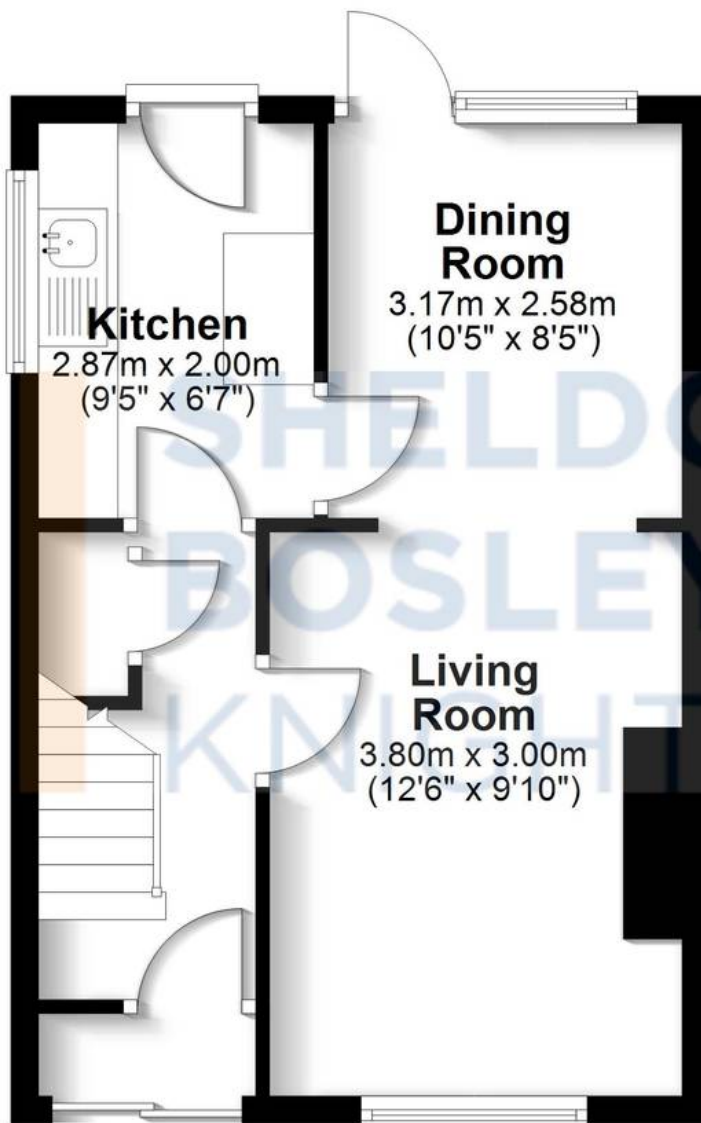
Presenting an excellent opportunity to acquire a spacious three-bedroom semi-detached house, this property is offered to the market chain free and represents an ideal family home or investment project. Situated in a highly convenient location, residents benefit from close proximity to a wide range of local amenities, including shops, supermarkets, and essential services, as well as excellent transport links for easy access to surrounding areas. The property features its own drive leading to a carport, providing off-street parking and ensuring practicality for busy households or visiting guests. Internally, the house comprises three well-proportioned bedrooms, a generous living area, and a functional layout that invites creative refurbishment and personalisation (subject to the necessary consents), making this a project with significant potential to add value and tailor the home to individual tastes. The kitchen and bathroom spaces offer scope for modernisation, while the low maintenance garden is ideal for those seeking an outdoor area that is easy to manage. The property's layout and size cater perfectly to growing families, first-time buyers, or investors looking for a rental property in a sought-after area. Notably, the house is perfectly situated for The Canons School, which has achieved an "Outstanding" rating in all categories by Ofsted, making this an especially attractive proposition for families prioritising educational excellence. The semi-detached design ensures a sense of privacy, while the established residential setting provides a welcoming community atmosphere. With its combination of practical features, strong local





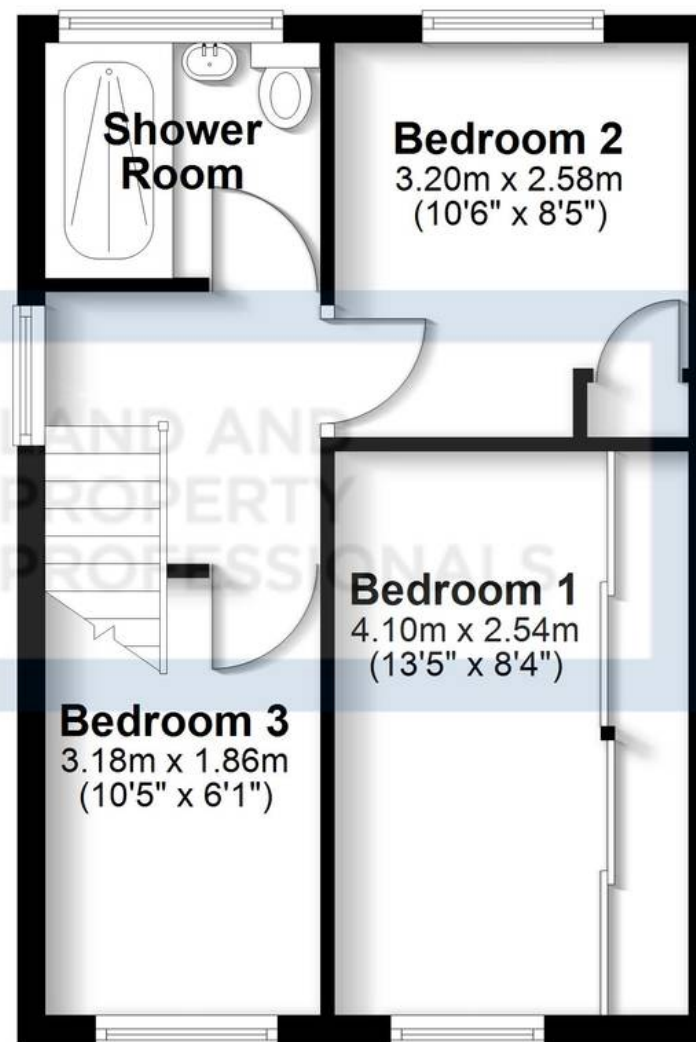
Ground Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.4 sq. feet)



Total area: approx. 66.4 sq. metres (715.2 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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