russell cope Sales&Lettings
www.russellcopeestates.co.uk

02476314701
sales@russellcopeestates.co.uk
4 Kingsway House, King Street, Bedworth CV12 8HY









23 Kings Gardens | Bedworth | CV12 8JG

A well presented three bedroom extended semi detached house within walking distance to Bedworth Town Centre.
In more detail the property comprises: Entrance Porch. Through Lounge/Diner. Fitted Kitchen. Three Bedrooms. Family Bathroom. Good size Rear Gardens. Driveway & Garage.

The property also has the benefit of Double glazed windows and Gas central heating.

Offers In Excess Of £185,000

- Walking distance to Bedworth Town Centre
- Lounge/ Diner
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom





Property Description

ENCLOSED ENTRANCE PORCH

UPVC double glazed opaque entrance door, fitted carpet.

LOUNGE/DINER

20' 2" x 17' 4" max (6.167m x 5.290m) max UPVC double glazed French doors, UPVC double glazed rear door to garden, fitted carpet, dual double central heating radiators, door leading to stairs and landing.

KITCHEN

11' 8" x 9' 4" (3.561m x 2.856m) Fitted with range of matching base units and wall cupboards, inset drainer stainless steel sink unit, walls tiled to splash back areas, plumbing for washing machine, vinyl flooring, 'Potterton' boiler, Double glazed window to front aspect.

STAIRS AND LANDING

Fitted carpet, access to boarded rood space, doors to bedrooms and bathroom.

BEDROOM ONE

11' 3" x 10' 10" (3.433m x 3.303m) UPVC double glazed window to front aspect, fitted carpet, triple fitted wardrobes.

BEDROOM TWO

12' 8" x 10' 10" (3.869m x 3.305m) Double glazed window to rear aspect, fitted carpet, single central heating radiator.

BEDROOM THREE

7' 2" x 6' 5" (2.187m x 1.970m) Double glazed window to rear aspect, fitted carpet.

BATHROOM

Panelled bath with mixer shower, wash hand basin set into vanity unit, low level w.c, heated chrome towel rail, vinyl tile effect flooring, UPVC double glazed window to front aspect.

FRONT GARDEN

Having lawn area with brick wall boundaries, paved driveway providing off road parking and giving direct access to Garage.

REAR GARDEN

Having slabbed patio area, well maintained lawn, decorative flower borders, fenced boundaries.

GARAGE

Single garage with up and over door.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned.

Parts of Bedworth & Exhall are located in an ex coal mining area.

Low Flood Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

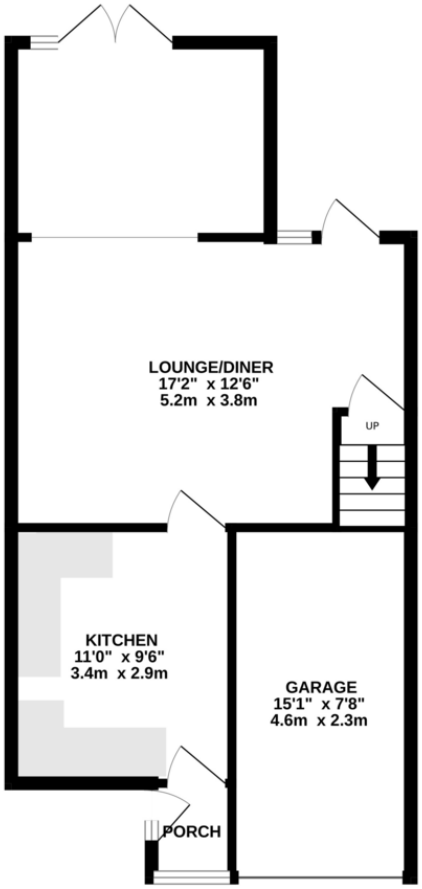
AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of

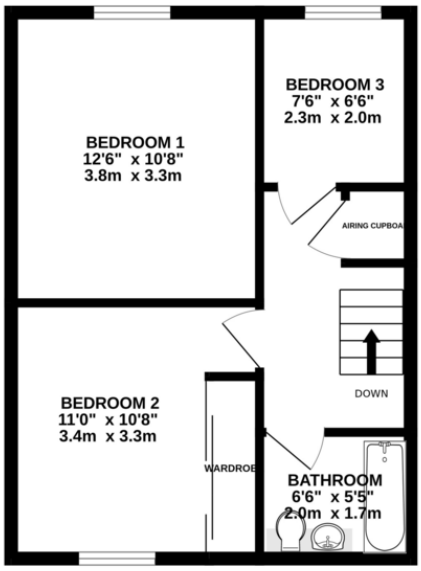
£49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Tenure
Freehold

Council Tax Band
B

Viewing Arrangements
Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

