




SHORTLAND
HORNE

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Property Experts



Styvechale Avenue
CV5 6DW

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Shortland Horne Estate Agents are proud to present this impressive, substantial four bedroom semi-detached residence, with a large secluded south east facing garden, situated within the heart of Earlsdon, just a stones -throw from all its amenities. The house is located within walking distance of both the War Memorial Park & Hearsall Golf Club and close to several excellent local schools, making this an ideal opportunity to purchase a substantial home for a growing family.

The house is set out on three floors and offers spacious and flexible accommodation, maintaining many original features to complement the welcoming and inviting feel of the home.

The property is entered through a partially stained glass door with its original brass letter box and door bell, a beautiful Minton and mosaic tiled entrance hallway with doors leading you off to the lounge with a bay window overlooking the drive and a feature log burning stove, there is a separate dining room with a door opening out to the rear garden. The breakfast kitchen in particular is a wonderful addition to this beautiful home, which has been cleverly designed and extended with skylights, granite worktops and integrated appliances.

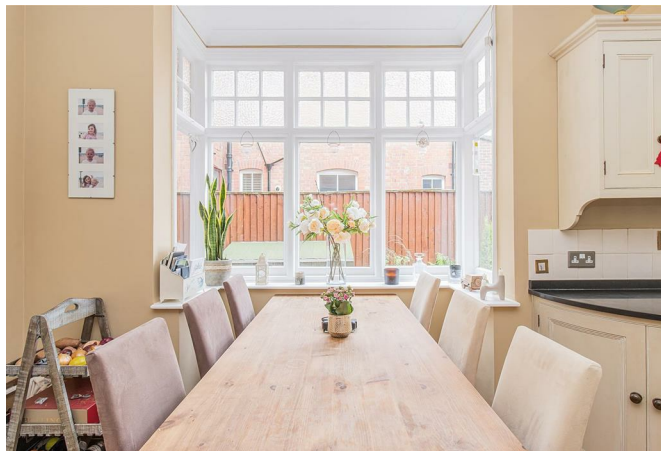
On the first floor you will find a family bathroom and three spacious double bedrooms, the top floor boasts a further double bedroom with skylights, storage spaces and an en-suite shower room.

Externally to the front is a block paved driveway providing space for two cars. The rear garden can be accessed through a side gate to the left of the house and is a lovely size with mature tree and shrubs, a patio area, a lawn and access to a useful shed.









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.29m x 3.53m

Dining Room

3.78m x 3.05m

W/C

Kitchen/Breakfast Room

8.38m x 2.90m

FIRST FLOOR

Bedroom One

4.75m x 4.50m

Bedroom Two

3.78m x 3.07m

Bedroom Three

4.04m x 2.90m

Bathroom

SECOND FLOOR

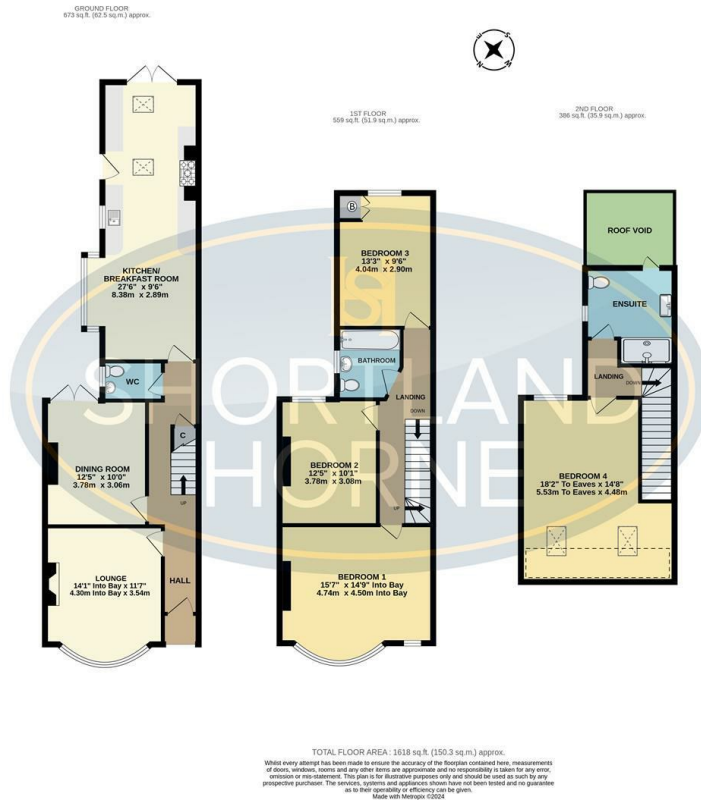
Bedroom Four

5.54m x 4.47m

En-Suite

Roof Storage

Floor Plan



Total area: 1618.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Home.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Home property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

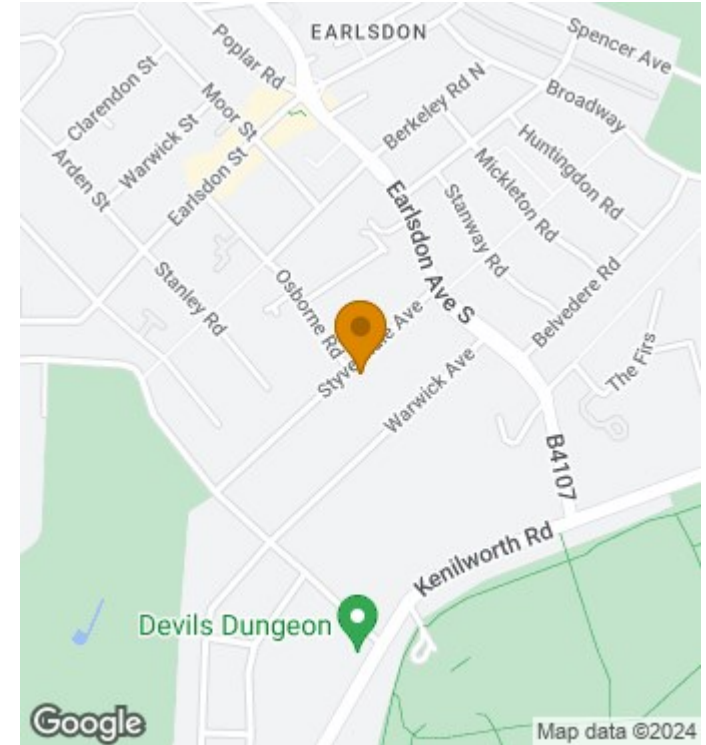
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

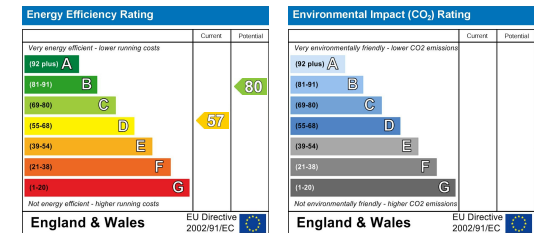
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Home will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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