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Property Experts



Westbury Road
Coundon CV5 8HY

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* VIEWING HIGHLY RECOMMENDED EXTENDED FAMILY HOME * SUPERB FULLY REFURBISHED & EXTENDED DOUBLE CIRCULAR STONE BAYED HALLS TOGETHER END TERRACE * CLOAK/ SHOWER ROOM * ATTRACTIVE LOUNGE THROUGH TO EXTENDED FULL WIDTH FULLY EQUIPPED BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES * 3 BEDROOMS * CONTEMPORARY SHOWER ROOM * HOME GARDEN/ OFFICE

This most impressive circular stone bayed end of terrace property warrants an internal inspection to be fully appreciated which is a credit to the present owners having been totally refurbished over the past 5 years. The property has gas central heating and double glazed windows with white plastered walls, white tiled ground floor and lit by LED ceiling spotlights.

The property is approached via a composite entrance door to the Entrance hall, Cloaks/ Bathroom, Bay windowed lounge with double doors through to the magnificent full width extended Breakfast Kitchen room fully equipped with split level gas hob, oven, microwave, fridge/ freezer and dishwasher and having 4 seater breakfast bar island and bifold double glazed doors opening into the rear garden. Utility with washing machine. To the first floor the Landing with pull down ladder to the part boarded loft, three bedrooms two with built in wardrobes, Refurbished shower room.

The house affords direct access to brick pavior car parking bay and a particularly well laid out maintenance fully fenced rear garden with decked terrace finished in black ash down to artificial lawn and Garden Room.



Custom text box







Dimensions

ENTRANCE HALL

CLOAK/ BATHROOM

BAY WINDOWED
LOUNGE

4.50 x 2.99

REFURBISHED &
EXTENDED OPEN
PLAN BREAKFAST
KITCHEN

5.63 x 4.39

UTILITY

LANDING

BEDROOM ONE

3.29 x 2.96

BEDROOM TWO

2.99 x 2.95

BEDROOM THREE

2.29 x 1.71

REFURBISHED FAMILY
SHOWER ROOM

DIRECT ACCESS
BRICK PAVIOR CAR
PARKING

FULLY FENCED
MAINTAINANCE FREE
REAR GARDEN

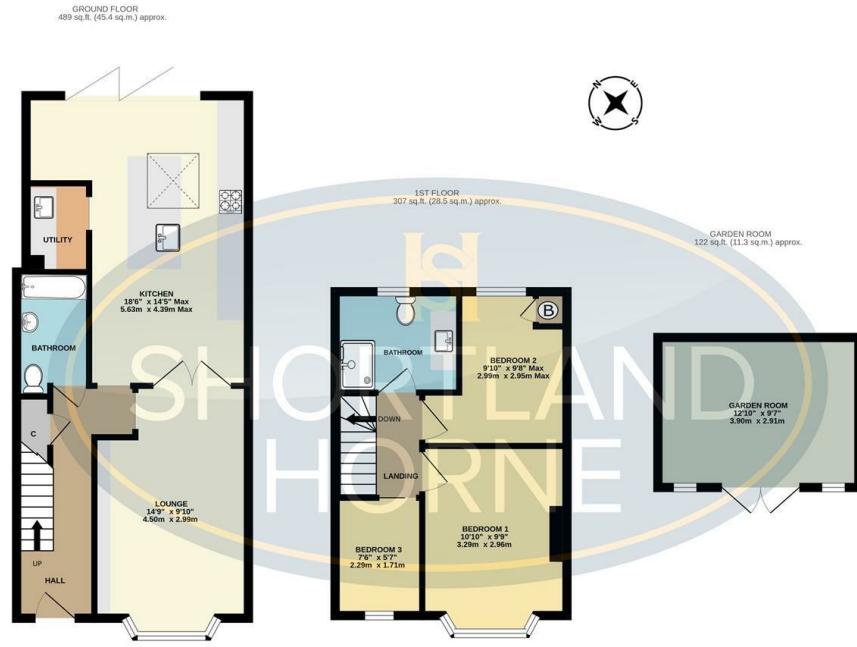
GARDEN ROOM
3.90 x 2.91

VIEWING HIGHLY
RECOMMENDED



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Floor Plan



TOTAL FLOOR AREA: 918 sq.ft. (85.3 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.
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Total area: 918.00 sq ft

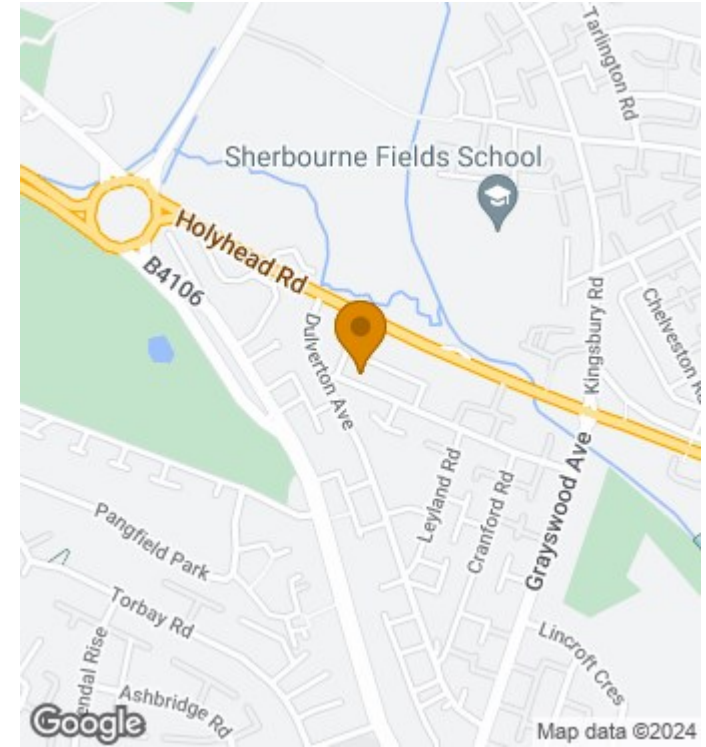
Disclaimer

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 Horne.
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 Horne 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

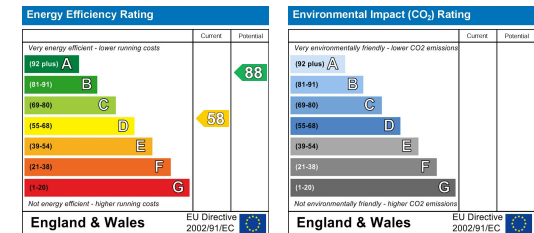
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 Horne 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 Horne'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 Horne 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



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