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Crosbie Road  
Chapelfields CV5 8FX

# Crosbie Road

## CV5 8FX

\* RECENTLY REFURBISHED SINGLE BAYED END TERRACE \* POPULAR HALLS TOGETHER DESIGN \* PLEASANT CUL DE SAC SETTING \* GAS CH \* DOUBLE GLAZED \* EXTENDED REFITTED KITCHEN \* 3 BEDROOMS \* REFURBISHED BATHROOM \* DIRECT ACCESS DOUBLE CAR PARKING

Occupying a pleasant cul de sac setting just off Oldfield Road, here is single bayed Halls Together end of terrace family home that has been considerably improved over the past 18 months. The property has a recently installed gas fired boiler with Smart heating system and new radiators installed October 2022, redecorated and refurbished to the kitchen and bathroom. The property is double glazed and has direct access to double width brick pavior parking and rear car access to a detached garage.

The property incorporates Storm Porch Entrance through to the Entrance hall, Bay windowed lounge, Bay windowed Dining room through to the Open plan Extended kitchen with contemporary grey fronted units with 5 ring Bosch hob & oven. To the first floor Landing, 3 Bedrooms, Refurbished Bathroom with white p shaped bath with shower.

We strongly recommend an internal inspection of the property to be fully appreciated which is a credit to the present owners.

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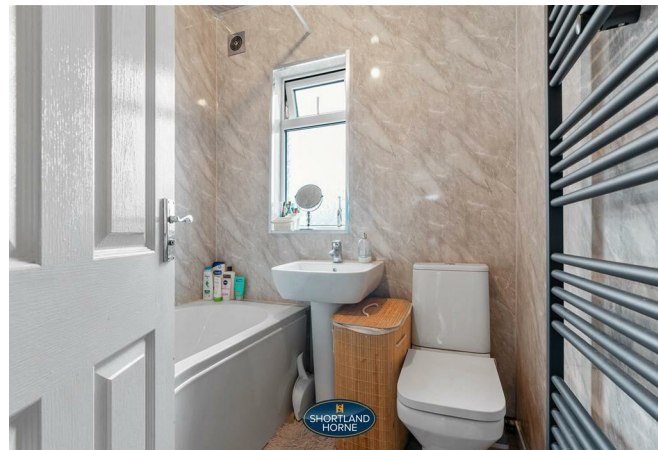


selling quality  
property since 1995









## Dimensions

**STORM PORCH**

**ENTRANCE**

1.88m x 1.55m

**ENTRANCE HALL**

**BAY WINDOWED  
LOUNGE**

3.70 x 3.25

**BAY WINDOWED  
DINING ROOM**

3.52 x 3.20

**EXTENDED KITCHEN**

5.04 x 1.86

**LANDING**

**BEDROOM ONE**

3.53m x 3.25m

**BEDROOM TWO**

3.20 x 3.11

**BEDROOM THREE**

2.43 x 1.60

**REFURBISHED  
BATHROOM WITH  
SHOWER**

**DIRECT ACCESS  
DOUBLE WIDTH  
BRICK PAVIOR  
PARKING**

**REAR CAR ACCESS  
DETACHED GARAGE  
5.37 x 2.80**

**ENCLOSED LAWN  
REAR GARDEN**

**VIEWING HIGHLY  
RECOMMENDED**

# Floor Plan



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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: 945.00 sq ft

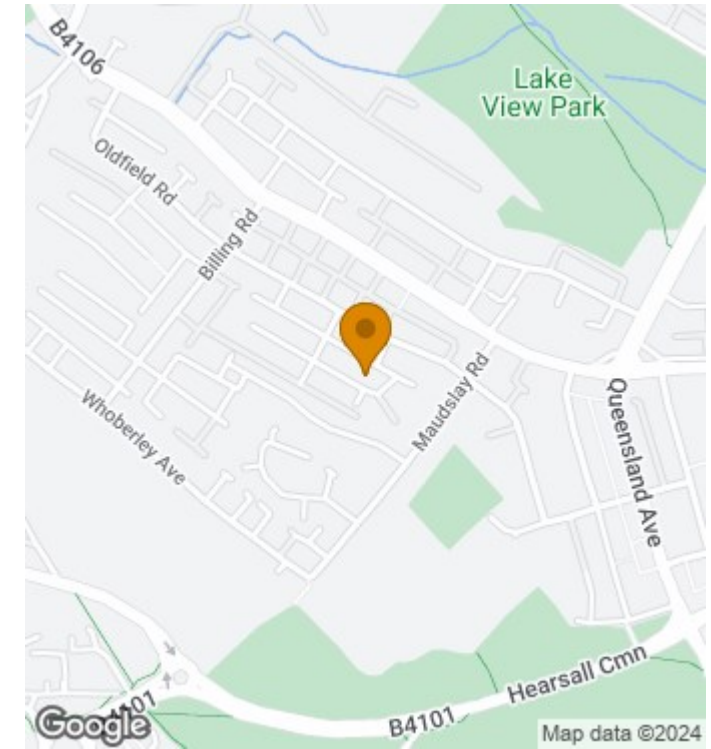
**Disclaimer**

**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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		87	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	68		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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