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Melville Road  
Coundon CV1 3AN

# Melville Road

## CV1 3AN

A SPACIOUS AND EXTENDED THREE BEDROOM PROPERTY WITHIN WALKING DISTANCE TO COVENTRY UNIVERSITY AND COVENTRY CITY CENTRE, POSITIONED ON A QUIET CUL-DE-SAC.

This attractive bay fronted Victorian property is situated in the sought after CV1 post code consists of a Entrance Hall running off to a living room with a bay window overlooking the front garden, a dining room with French doors opening out to the garden, an open plan extended breakfast kitchen with integrated an oven with gas hob, a dishwasher, fridge/freezer and space for a washing machine. There is also an added benefit of a downstairs W/C.

On the first floor you will find a family bathroom and three double bedrooms with one of the bedrooms featuring built in wardrobes.

The property further benefits from gas central heating and is within walking distance to Coventry City Centre, Coventry University and Coventry train and bus stations. Also situated in a great location for commuter travel routes such as the A45, M6 & M69.







Bathrooms





## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.01m x 3.96m

Dining Room

4.29m x 3.35m

W/C

Breakfast Room

3.10m x 2.92m

Kitchen

2.92m x 2.84m

### FIRST FLOOR

Bedroom One

5.23m x 3.96m

Bedroom Two

4.27m x 3.40m

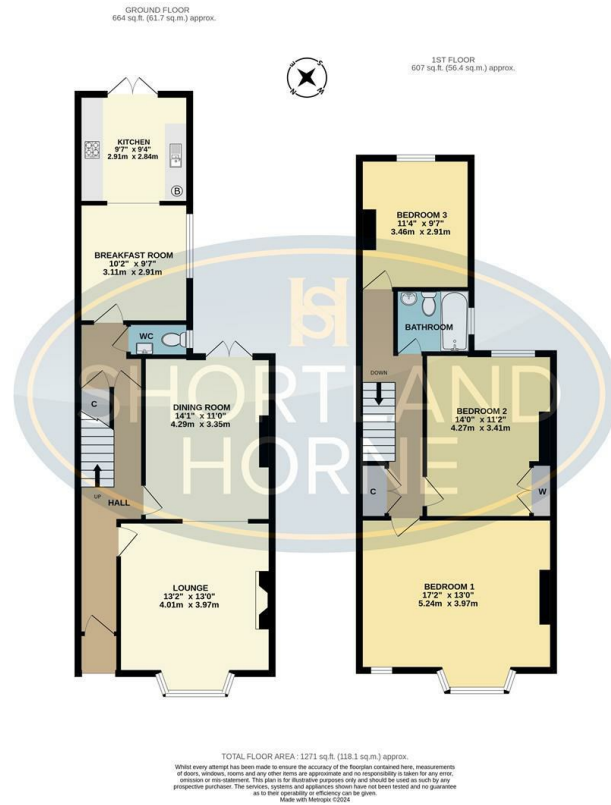
Bedroom Three

3.45m x 2.92m

Bathroom



# Floor Plan



Total area: 1271.00 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

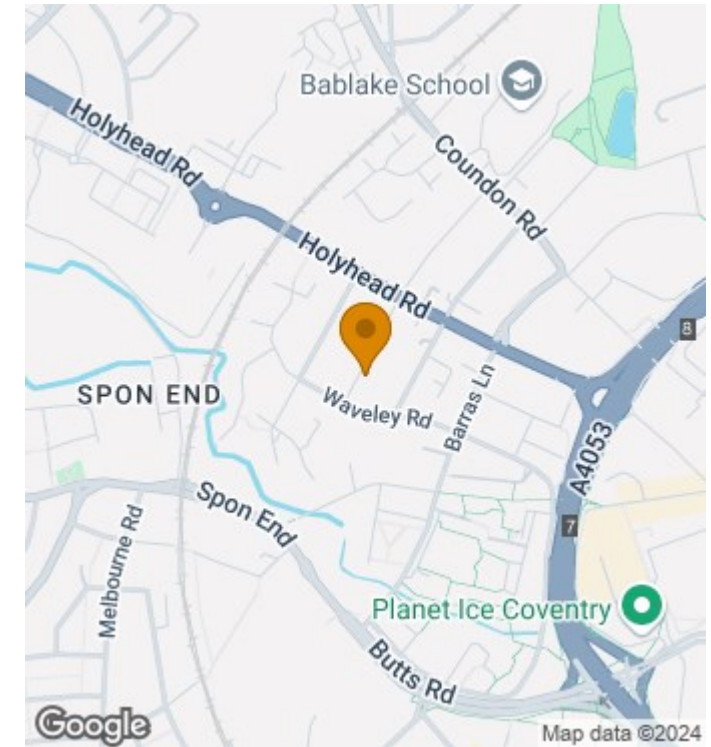
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

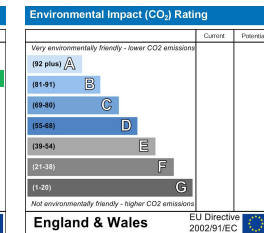
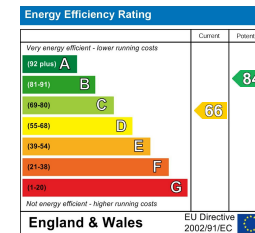
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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