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Woodside Avenue South  
Green Lane CV3 6BL

# Woodside Avenue South

## CV3 6BL

\* EXTENDED DOUBLE BAYED 5 BEDROOM SEMI \*  
FLEXIBLE FAMILY ACCOMMODATION TO  
INCORPORATE AN ENSUITE TO ONE OF THE  
BEDROOMS \* GAS CH & DOUBLE GLAZED \* FRONT &  
EXTENDED REAR RECEPTION ROOMS \* EXTENDED  
REFITTED BREAKFAST KITCHEN \* MUST BE VIEWED  
TO BE APPRECIATED

Welcome to this charming 5-bedroom semi-detached house along the sought-after Woodside Avenue South in Green Lane. This property boasts 2 reception rooms the rear extended overlooking the established private rear garden. The extended family home is perfect for entertaining guests or simply relaxing and with the additional bedrooms offers ample space for a growing family or for those who enjoy a spacious retreat.

Located within walking distance of the picturesque War Memorial Park, this home provides the perfect balance of tranquillity and convenience within a few walking paces of the spinney through to the Kenilworth Road .The extended breakfast kitchen is a delightful space for preparing meals and enjoying casual dining.

With direct access to a paviour drive leading to an attached garage, parking will never be an issue. This property is ideal for those looking for a comfortable and well-connected home in a desirable residential area.

Don't miss the opportunity to make this lovely house your new home in Coventry.



selling quality  
property since 1995





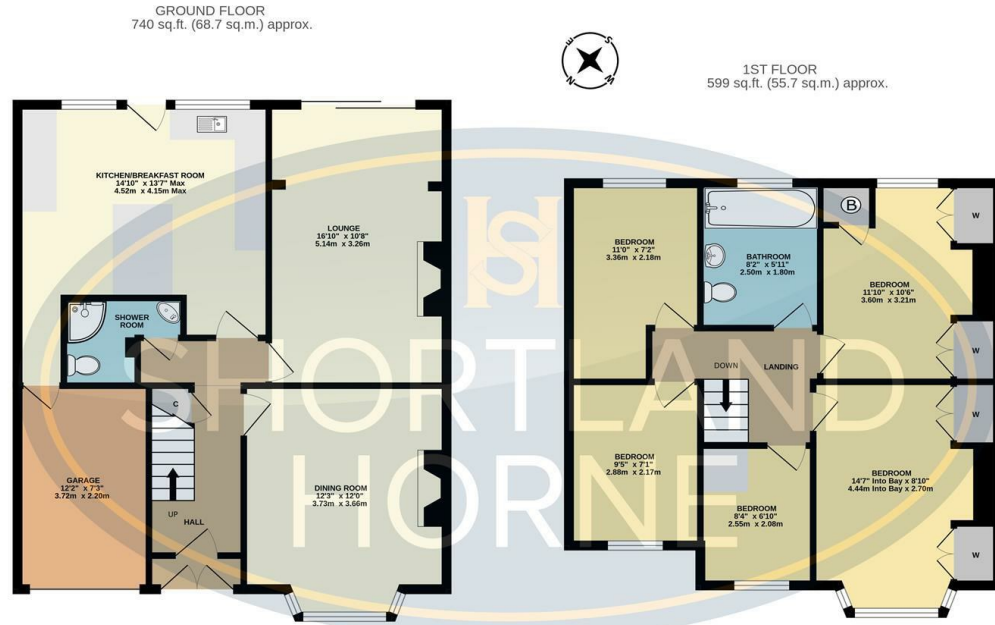




## Dimensions

<b>STORM PORCH</b>	<b>FAMILY BATHROOM</b> 2.50 x 1.80
<b>ENTRANCE HALL</b>	<b>DIRECT ACCESS</b> <b>ATTACHED GARAGE</b> <b>WITH BRICK PAVIOUR</b> <b>D</b> 2.88 x 2.17
<b>SHOWER ROOM</b>	<b>FRONT &amp; FULLY</b> <b>FENCED LAWN REAR</b> <b>GARDEN</b>
<b>BAY WINDOWED</b> <b>DINING ROOM</b> 3.73 x 3.66	<b>VIEWING HIGHLY</b> <b>RECOMMENDED</b>
<b>EXTENDED LOUNGE</b> 5.14 x 3.26	
<b>EXTENDED KITCHEN</b> <b>BREAKFAST</b> 4.52 x 4.15	
<b>LANDING</b>	
<b>BEDROOM ONE</b> 4.44 x 2.70	
<b>BEDROOM TWO</b> 3.60 x 3.21	
<b>BEDROOM THREE</b> 2.55 x 2.08	
<b>BEDROOM FOUR</b> 2.88 x 2.17	
<b>BEDROOM FIVE</b> 3.36 x 2.18	

# Floor Plan



TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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 ©2024

Total area: 1399.00 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

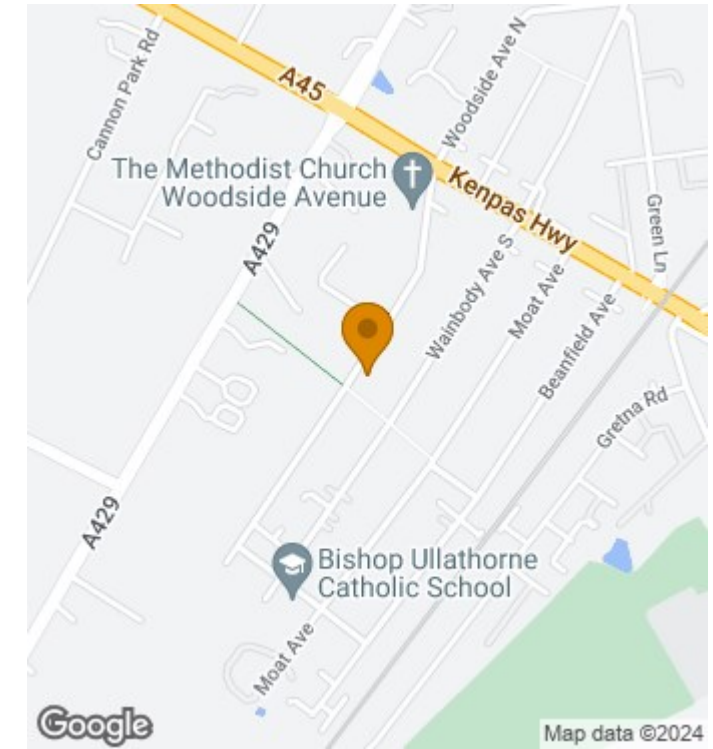
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

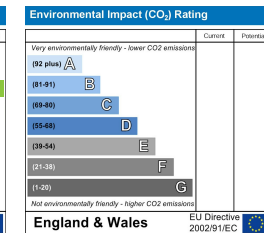
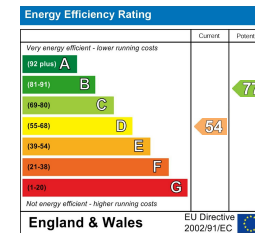
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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