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Holyhead Road
Allsley CV5 8HW

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Nestled in the charming Holyhead Road of Coundon, Coventry, this traditional semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms spread across 1,236 sq ft, this property offers ample space for a growing family.

As you step inside, you are greeted by a storm porch, an entrance hallway with doors leading of to a lounge with a bay window overlooking the front drive, a dining room with sliding patio doors opening out to the rear garden, a fully modern fitted kitchen with integrated double ovens, a gas hob and space for other appliances. There is also a very useful study, a W/C, store room and a utility room.

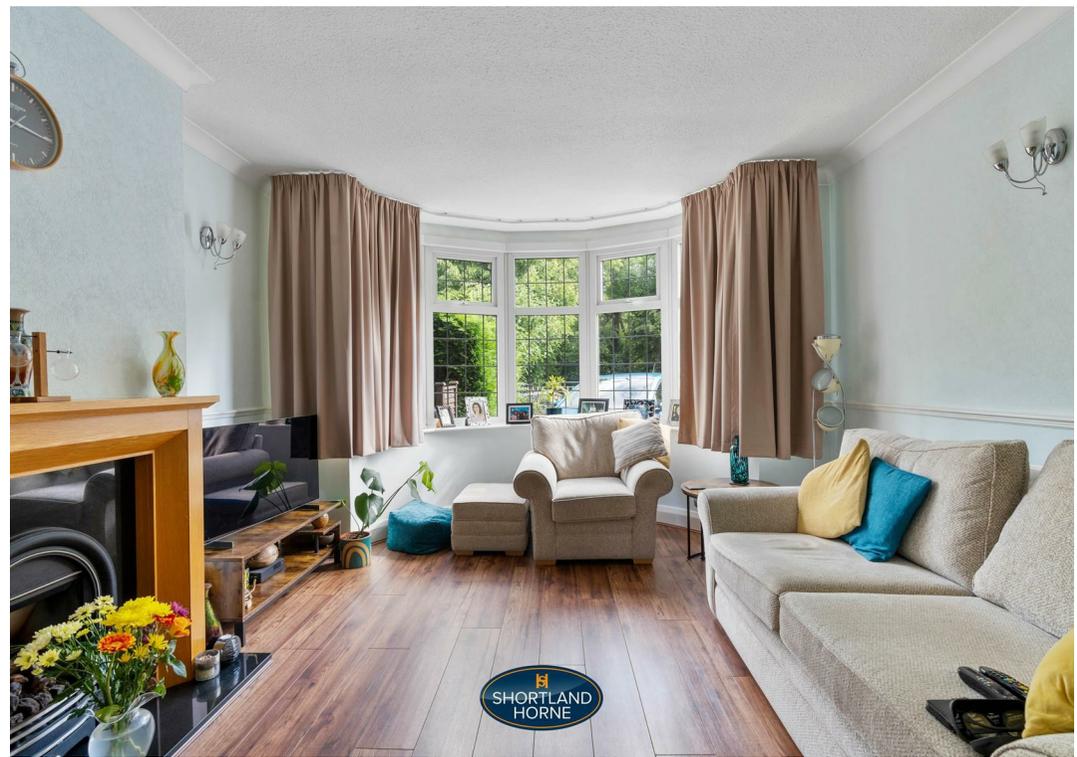
Upstairs, two substantial double bedrooms and a cosy single bedroom await, along with a modern family bathroom featuring sleek fittings. The property also benefits from a private rear garden, ideal for relaxing outdoors or hosting summer barbecues.

Situated directly opposite the picturesque Coundon Wedge, this home offers a tranquil setting away from the hustle and bustle. With a private driveway offering tandem off-road parking for two vehicles and the potential for more, convenience meets luxury in this residence.

The property's kerb appeal is undeniable, with a striking storm porch, lovely double bay windows, attractive brickwork adding to its charm. The SOUTH WEST FACING rear garden provides a private sanctuary, complete with a patio and lawn, perfect for enjoying sunny days.

Don't miss the chance to make this exceptional property your own - contact Shortland Horne today to arrange a viewing.









Dimensions

GROUND FLOOR

Bedroom Three

2.62m x 1.83m

Porch

Entrance Hallway

Bathroom

Lounge

3.89m x 3.78m

Dining Room

3.96m x 3.78m

Kitchen

6.07m x 2.16m

Study

4.37m x 1.96m

Store

Utility Room

2.64m x 2.24m

W/C

FIRST FLOOR

Bedroom One

3.89m x 3.15m

Bedroom Two

3.96m x 3.81m

Floor Plan



TOTAL FLOOR AREA: 1236 sq.ft. (114.9 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 C2024

Total area: 1236.00 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

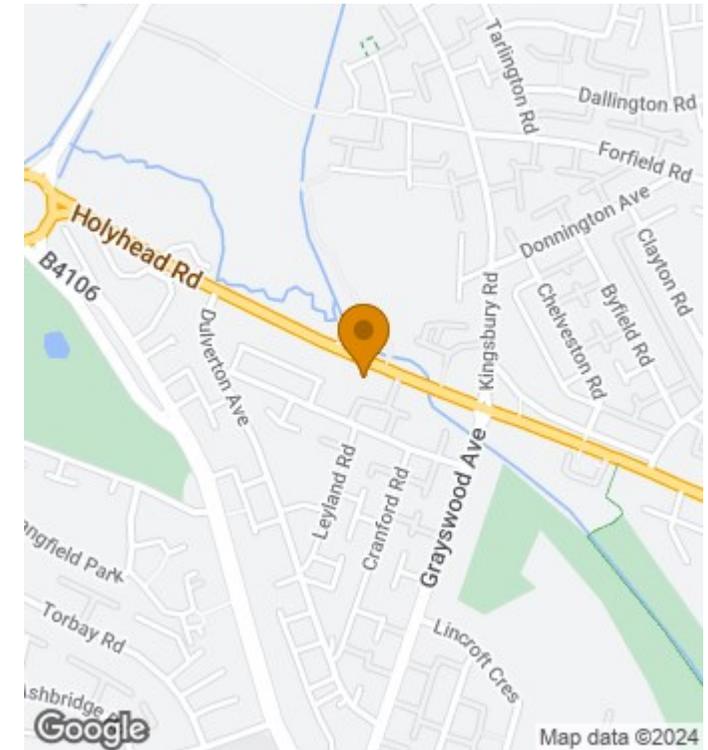
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

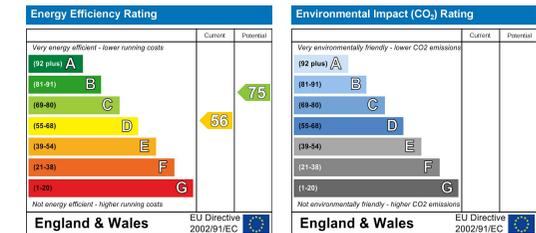
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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