




SHORTLAND
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Babbacombe Road
CV3 5NZ


SHORTLAND
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011622 2123
FOR SALE

Babbacombe Road

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Nestled in the sought-after area of Babbacombe Road, Styvechale, this charming three-bedroom semi-detached house is a true gem waiting to be discovered.

As you step inside, you are greeted by a delightful open plan kitchen/diner that seamlessly flows into a cosy snug and there is a spacious lounge, offering the perfect setting for entertaining guests or simply relaxing with your loved ones.

The property boasts two generously sized double bedrooms complete with fitted wardrobes, a comfortable single bedroom, and a brand new, high-quality fitted bathroom featuring a separate bath and shower - ideal for unwinding after a long day.

Outside, a spacious rear garden with a paved patio area awaits, providing a tranquil outdoor space for al fresco dining or enjoying the fresh air. Additionally, the property benefits from off-road parking to the front and a garage, ensuring convenience for your vehicles.

With excellent school catchments in the vicinity, this home is not only a haven for comfortable living but also a wise investment in your future. Don't miss the opportunity to make this lovely property your own and experience the best of Coventry living.

selling quality
property since 1995









Dimensions

Ground Floor

Hallway

Lounge

5.28 x 3.64

Kitchen/Dining Room

5.58 x 5.57

Snug

3.37 x 2.61

W/C

First Floor

Bedroom 1

4.06 x 2.72

Bedroom 2

3.58 x 2.72

Bedroom 3

3.16 x 2.14

Bathroom

Outside

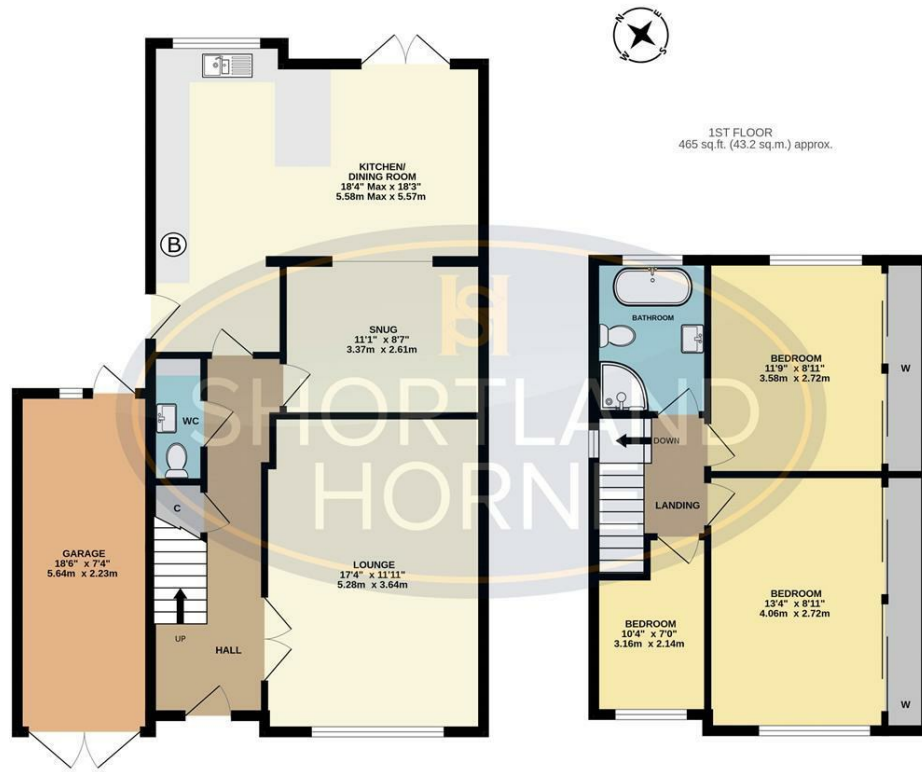
Garage

5.64 x 2.23



Floor Plan

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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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

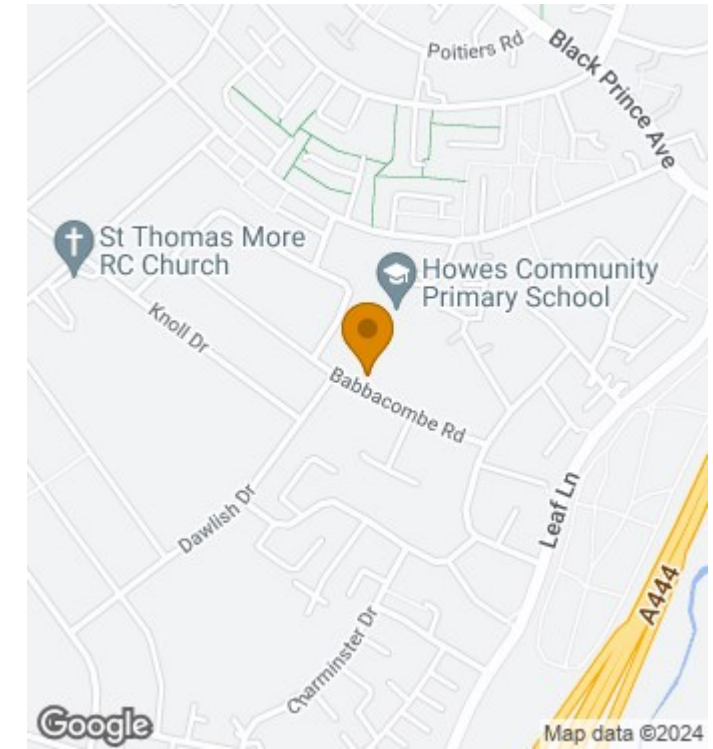
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

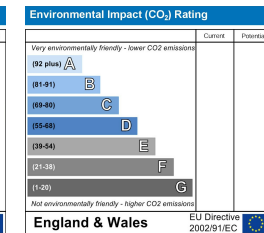
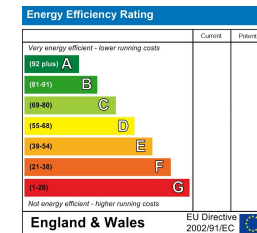
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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