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Merynton Avenue
Canley CV4 7BL

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A fantastic opportunity to purchase this traditional three bedroom semi detached family home nestled in the highly regarded residential location of Merynton Avenue, just off the esteemed Kenilworth Road.

This property is ideally situated within easy reach of Warwick University, War Memorial Park, Coventry Railway Station, good local schools, local amenities and only a short drive to Kenilworth. Its location benefits from good transport links via the A45 and A46 (leading to M6, M42, M40, M69 motorways).

Briefly this lovely family home comprises; Porch, spacious entrance hallway leading through to a large, light and airy living room with french doors leading out to the garden, a separate dining room and well maintained, fully fitted kitchen with a range of wall and base units and space for appliances. The ground floor also benefits from a lobby and W/C which could be used to extend the kitchen area.

The first floor boasts a family bathroom and three generously sized bedrooms, bedrooms one and two benefiting from fitted wardrobes.

Externally to the rear you will find a superbly sized garden mainly laid to lawn with patio area and an array of mature shrubs and trees. To the front of the property is a multi-car driveway with direct access to the single garage with internal access and further potential and extensions (STPP).

If you are looking for a fantastic family home which has huge potential, this home must be viewed to appreciate what it has to offer.

selling quality
property since 1995









Dimensions

Porch

Entrance Hall

Lounge

4.28m x 3.65m

Dining Room

4.24m x 3.65m

Kitchen

3.70m x 3.18m

W/C

FIRST FLOOR

Bedroom One

4.25m x 4.24m (max)

Bedroom Two

4.28m x 4.24m (max)

Bedroom Three

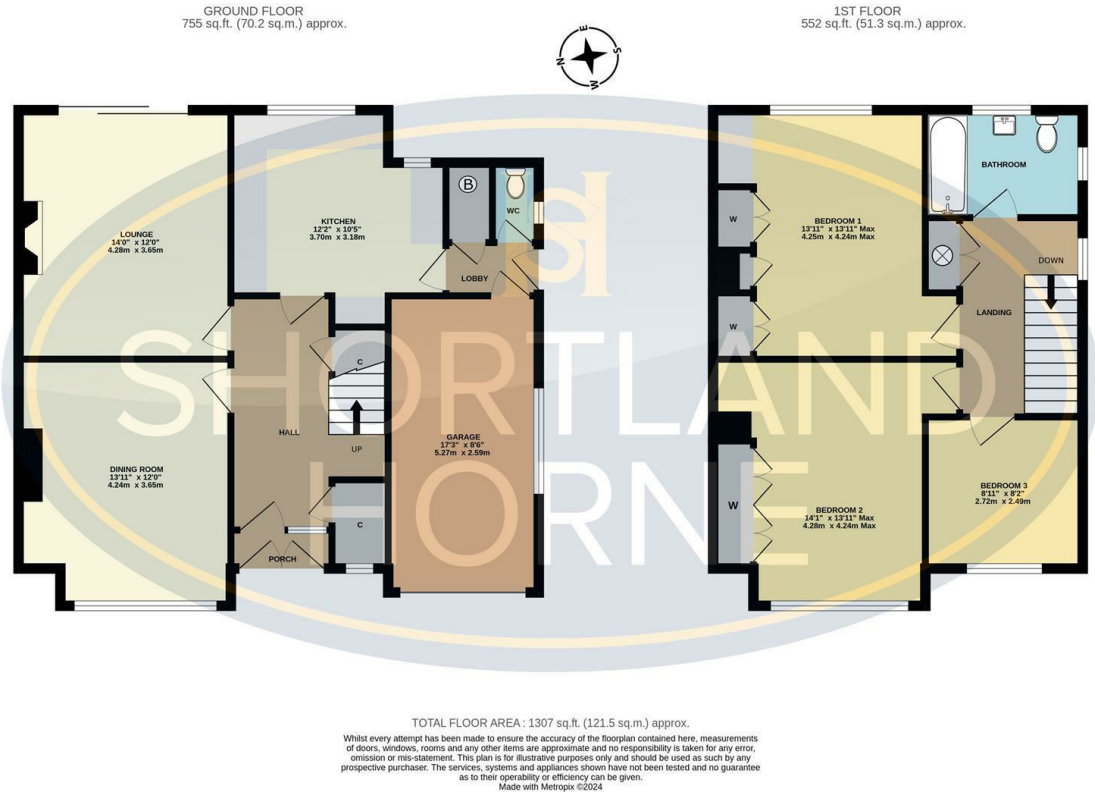
2.72m x 2.49m

Bathroom

Garage

5.27m x 2.59m

Floor Plan



Total area: 1307.00 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

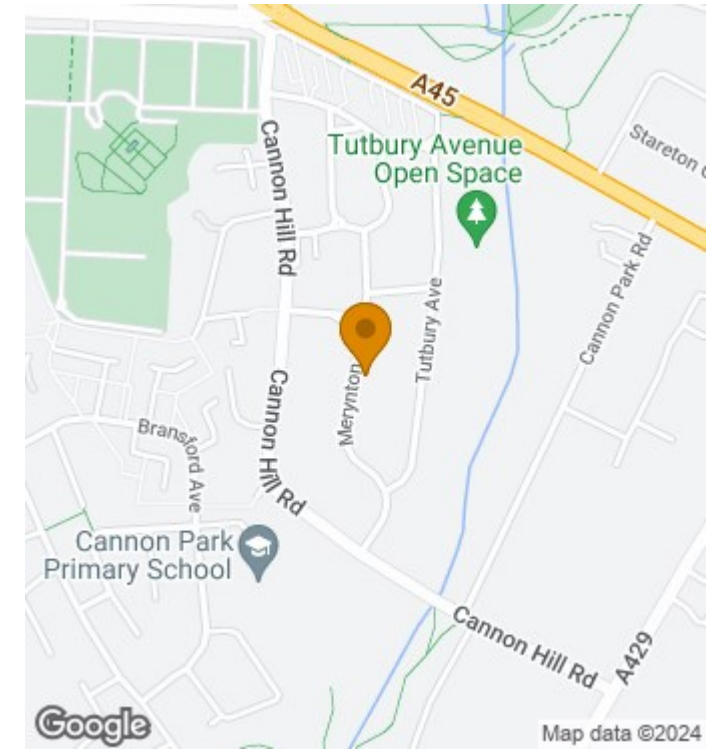
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

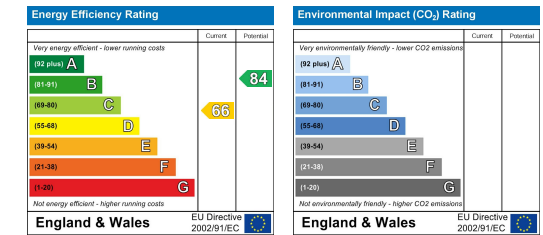
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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