

# Floor Plan



Total area: approx. 116.6 sq. metres (1255.2 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Coopers Meadow**  
Keresley End CV7 8RL



## £265,000 Guide Price | Bedrooms 3 Bathrooms 2

\* WELL APPOINTED THREE STOREY 3/ 4 BEDROOM MEWS PROPERTY \* SMALL SELECT CUL DE SAC DEVELOPMENT \* OPEN PLAN LIVING/ KITCHEN \* FULL WIDTH FIRST FLOOR LOUNGE \* THREE WELL PROPORTIONED BEDROOMS TO TWO FLOORS \* DIRECT ACCESS BRICK GARAGE \* VIEWING HIGHLY RECOMMENDED

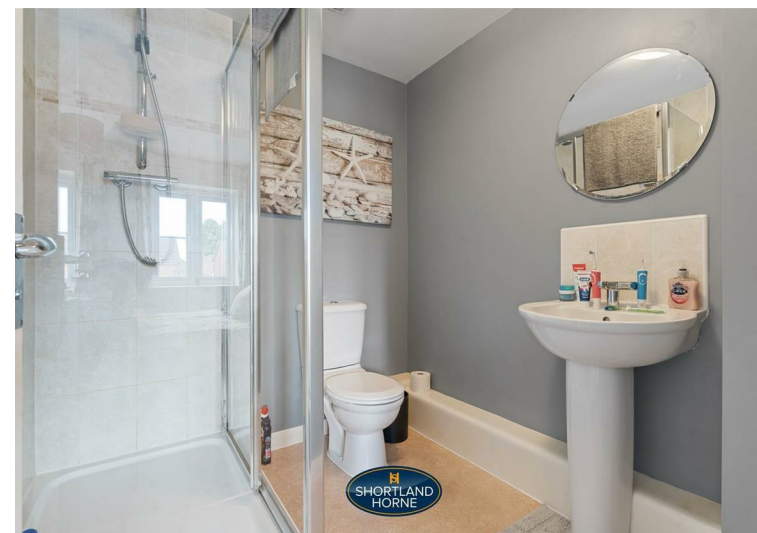
Nestled in the charming Coopers Meadow of Keresley End, Coventry, this delightful mid-terrace house offers a perfect blend of comfort and style boasting a spacious 1,255 sq ft, this three-storey mews property is a gem waiting to be discovered.

As you step inside, you'll be greeted by a warm and inviting open plan living/ kitchen room perfect for entertaining guests or simply relaxing after a long day opening out to the private rear garden. The three cosy bedrooms and two bathrooms, provide plenty of space for the whole family to unwind and recharge.

Situated in a small select cul-de-sac development by Barratt Homes, this property offers a peaceful retreat from the hustle and bustle of city life. The flexible family accommodation allows you to tailor the space to suit your needs, whether you're looking for a home office or an extra bedroom to the ground floor.

The direct access brick garage adds convenience to your daily life, providing secure parking and additional storage space. Imagine coming home to your own private garage, no more searching for parking or worrying about the safety of your vehicle.

Don't miss out on the opportunity to make this house your home with ample living space to capture your heart. Book a viewing today and start envisioning the possibilities that await you at this lovely Coventry abode.



ENTRANCE HALL

CLOAKROOM

OPEN PLAN LIVING ROOM/ KITCHEN 19'7" x 12'11"

STUDY/ BEDROOM FOUR 9'4" x 6'1"

LANDING

FULL WIDTH LOUNGE 13'1" x 12'11"

BEDROOM ONE 9'4" x 12'11"

ENSUITE 6'2" x 6'2"

FAMILY BATHROOM 6'5" x 5'8"

SECOND FLOOR LANDING

BEDROOM TWO 7'10" x 12'11"

BEDROOM THREE 11'11" x 12'11"

DIRECT ACCESS TO BRICK IN NEARBY BLOCK  
17'5" x 7'10"

FRONT & ENCLOSED LAWN REAR GARDEN

VIEWING HIGHLY RECOMMENDED