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Woodstock Road
CV3 5HP



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This much loved four bedroom detached family home with lots of potential to extend the current footprint (STPC) with the ground floor offering a storm porch, an entrance hallway with doors leading off to a kitchen with space for appliances, a W/C, there is a really good size lounge diner overlooking the rear garden and a garage that can be accessed from the front from an up and over door.

On the first floor you will find a family bathroom and four double bedrooms which completes this lovely property.

Outside there is a driveway to the front and to the rear there is a fully enclosed east facing garden.

The location of this house is simply unbeatable. Situated just a stone's throw away from prestigious establishments like Jaguar Land Rover and the David Lloyd Leisure Centre, convenience is at your doorstep. With easy access to the A46 and A45, commuting to Coventry City Centre or hopping on a train to London from Coventry Train Station is a breeze.

Families will appreciate the proximity to good schools, making the morning school run a stress-free experience. And for those who enjoy the great outdoors, the nearby War Memorial Park provides the perfect setting for leisurely strolls or picnics on sunny days.

This property is not just a house; it's a lifestyle upgrade. Don't miss out on the opportunity to make this house your home and enjoy all the benefits of living in such a prime location. Book a viewing today and step into your future with this fantastic property on Woodstock Road.

selling quality
property since 1995








SHORTLAND
HORNE



Dimensions

GROUND FLOOR

Porch

Hallway

Lounge/Dining Room

6.83m x 3.48m

Kitchen

3.63m x 2.36m

W/C

Garage

5.00m x 2.44m

FIRST FLOOR

Bedroom One

3.51m x 3.40m

Bedroom Two

3.51m x 3.38m

Bedroom Three

4.04m x 2.49m

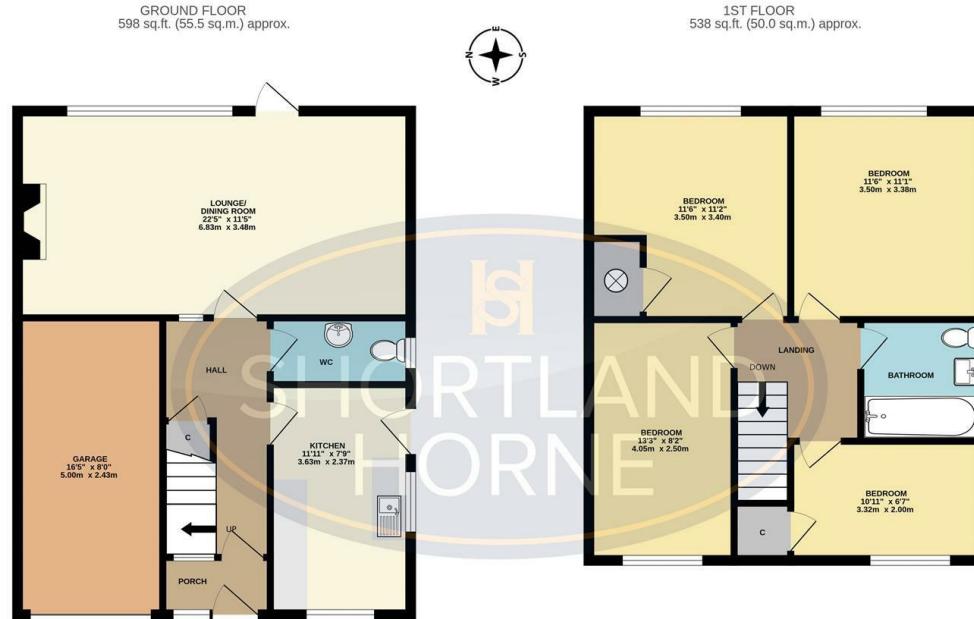
Bedroom Four

3.33m x 2.01m

Bathroom



Floor Plan



TOTAL FLOOR AREA: 1135 sq.ft. (105.5 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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Total area: 1135.00 sq ft

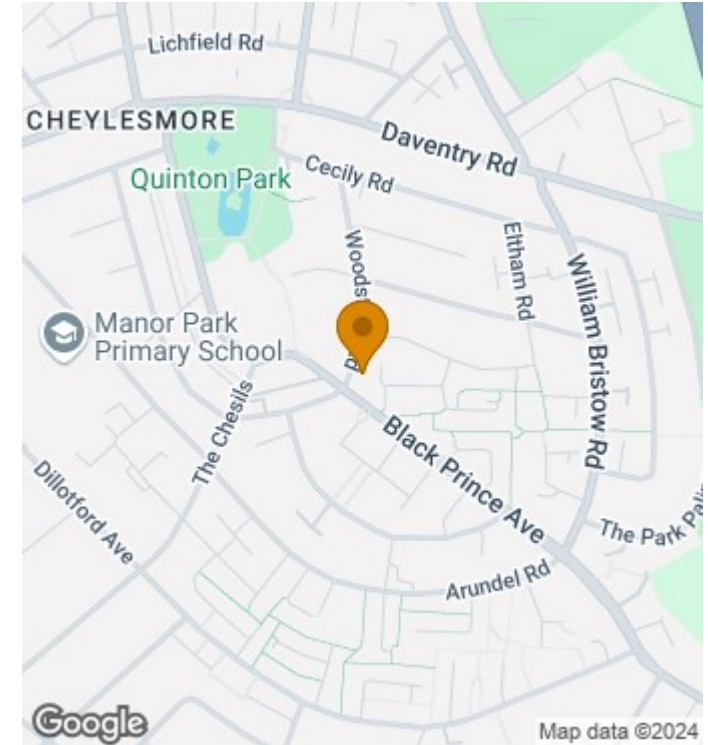
Disclaimer

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 Home.
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 Home 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

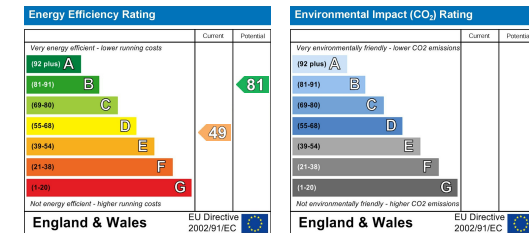
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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