



CLASSIC
ALUMINUM

107

106


SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Lincroft Crescent
CV5 8GY

Lincroft Crescent

CV5 8GY

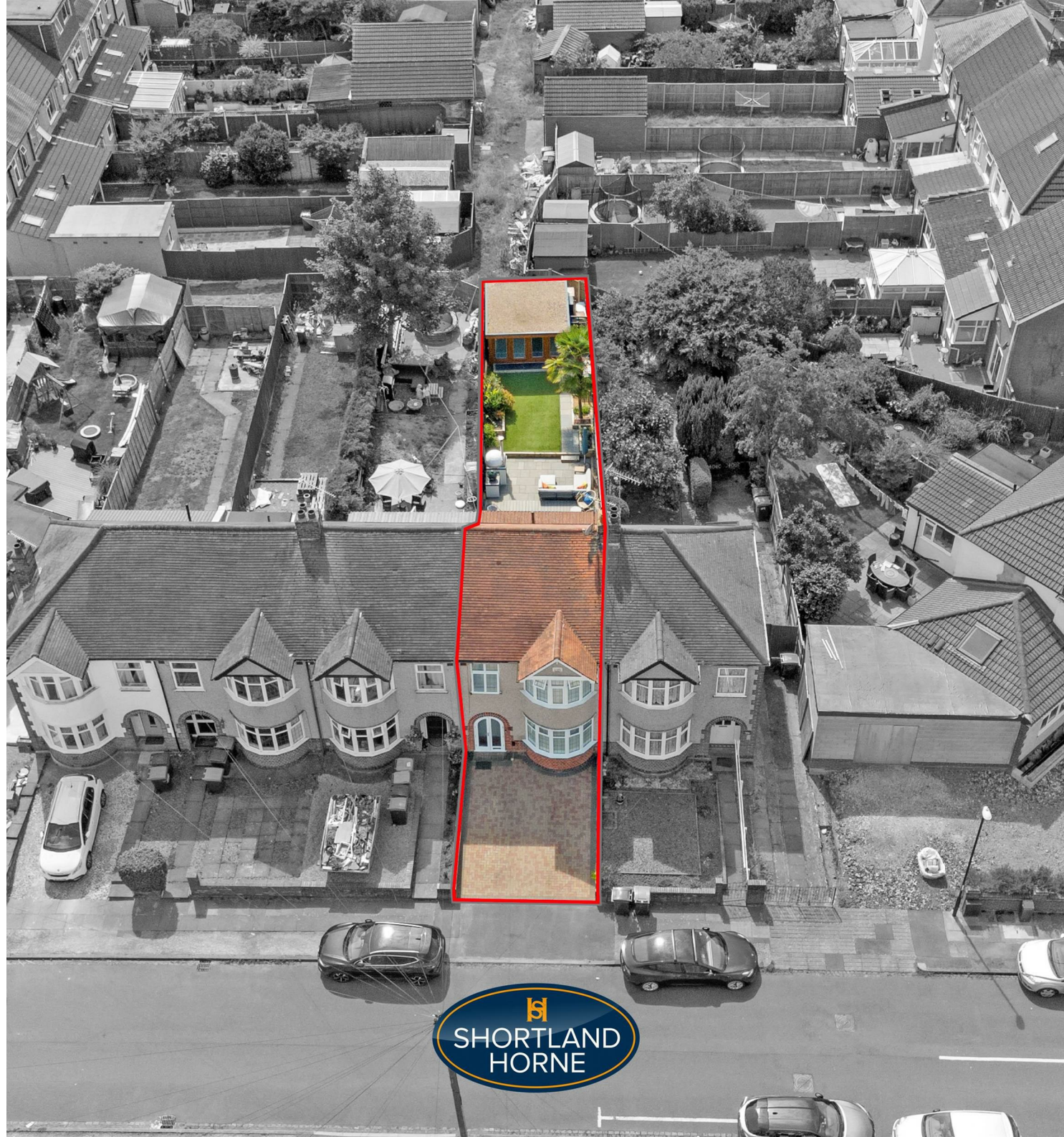
AN IMMACULATE EXTENDED FAMILY HOME IN THE SOUGHT AFTER LOCATION OF COUNDON WITHIN COUNDON COURT SCHOOL CATCHMENT AREA.

This beautiful three bedroom mid terrace property is conveniently located to local shops, transport links & schools such as Coundon Court, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary. With great access links to the A45 (Birmingham) & A4114 (Coventry City Centre)

The ground floor offers an entrance porchway, a hallway with doors leading off to a spacious 15ft Lounge, an open plan kitchen diner with a feature island, Bi-fold doors, integrated appliances to include a dishwasher, a washing machine and there are spaces for a range master cooker and a fridge/freezer.

On the first floor you will find a family bathroom and three bedrooms two of these being doubles with fitted wardrobes and one being a single bedroom.

Outside to the front of the property is a block paved driveway with ample parking for two cars and to the rear of the property there is a fully enclosed low maintenance garden with artificial grass, composite decking and a fantastic garden office/gym which is connected electrically, has a digital TV aerial and is air-conditioned.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Living Room

4.70m x 3.18m

Kitchen/Dining Room

5.56m x 4.95m

FIRST FLOOR

Bedroom One

3.20m x 3.05m

Bedroom Two

3.25m x 3.05m

Bedroom Three

2.97m x 2.08m

Bathroom

OUTSIDE

Garden Room

3.61m x 3.61m

Floor Plan



TOTAL FLOOR AREA: 1030 sq ft. (95.7 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 ©2024.

Total area: 1030.00 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

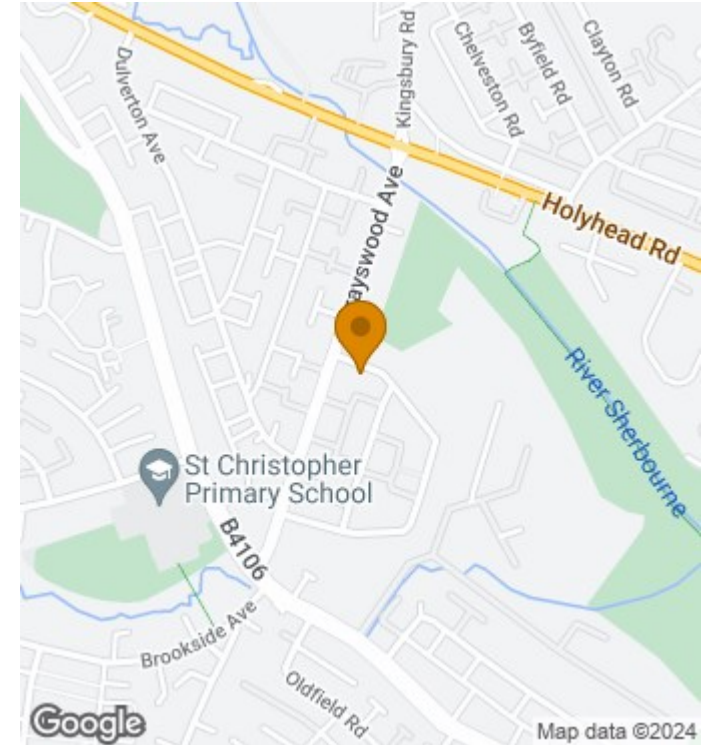
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

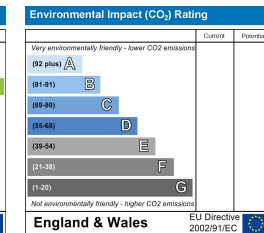
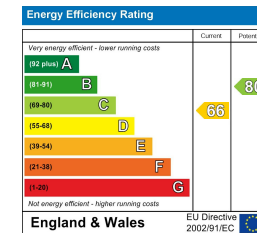
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne