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St. Elizabeths Road
CV6 5BY

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We are pleased to offer to the market this 2-bedroom terraced house on St Elizabeth's Road, Coventry.

The property opens into the lounge area, following into a separate dining area and fully equipped kitchen. The kitchen has all wooden effect cupboard décor and marble effect surfaces. The ground floor also contains a W/C and a door leading out to the back garden. Two bedrooms are on the first floor and have plenty of room to be utilised for furniture, there is also a good size shower room.

There is an incredibly large garden space at the back of the property, ready to be revamped, decorated and a perfect project for someone. The whole property is filled with double glazing windows, full central heating with a combination boiler.

St. Elizabeth's Road is situated directly opposite a St Elizabeth's Catholic Primary. property is perfectly located for local amenities, including The Gallagher Retail Park a 2 minutes' walk away. A short stroll right and left of the property you will find more amenities located upon the high street such as convenience stores, restaurants, banks, cafes and much more. Coventry arena is a 10-minute drive away along with Arena shopping park.

selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Dining Room

3.53m x 3.38m

Lounge

3.53m x 3.02m

Kitchen

3.40m x 1.83m

W/C

FIRST FLOOR

Bedroom

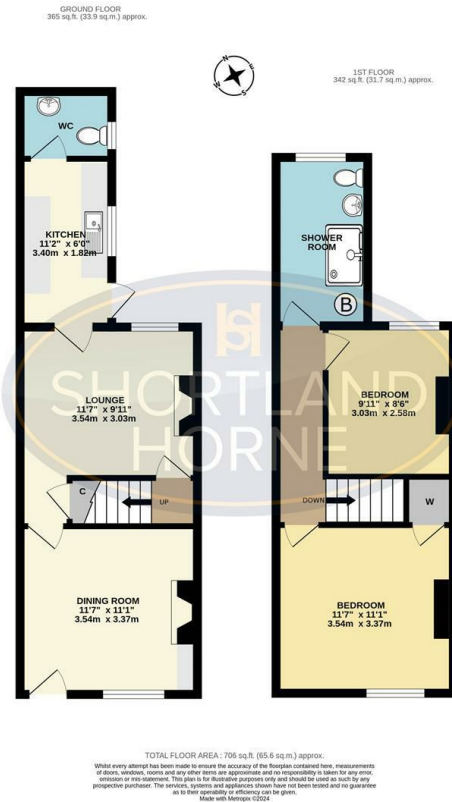
3.53m x 3.38m

Bedroom

3.02m x 2.59m

Shower Room

Floor Plan



Total area: 706.00 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 Shorland 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 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

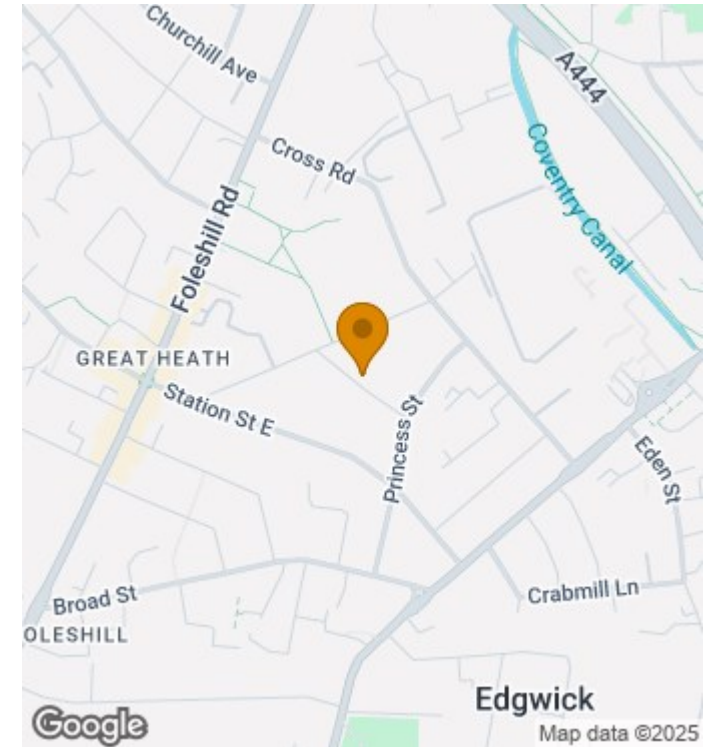
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

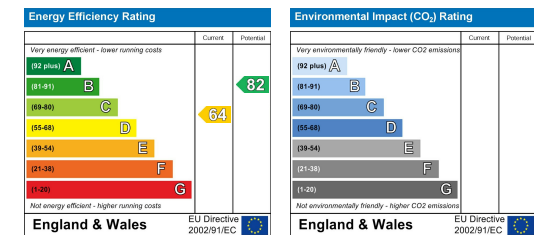
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary depending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

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