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Lavender Avenue
Coundon CV6 1DJ

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* SUPERBLY PRESENTED 4 BEDROOM HOUSE * NO UPWARD CHAIN * WITHIN WALKING DISTANCE OF EXCELLENT LOCAL SCHOOLS * GAS CH & DOUBLE GLAZING * EXTENDED FITTED KITCHEN & CLOAKROOM * PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM * DIRECT ACCESS CAR PARKING & REAR ACCESS GARAGE * VIEWING HIGHLY RECOMMENDED WITH CLOSE OFFERS CONSIDERED

Welcome to Lavender Avenue, Coventry - a charming location for this delightful mid-terrace house backing onto Holyhead Road. This property boasts a spacious layout with one reception room, perfect for entertaining guests or relaxing with family having double glazed double doors leading out to the paved terrace. With four bedrooms on two floors one with ensuite shower room there's ample space for a growing family or for those who enjoy having a home office or guest rooms.

The highlight of this property is the extended refitted kitchen, ideal for those who love to cook and entertain and the family bathroom adds convenience and comfort to this home.

One of the perks of this property is the direct access car parking, ensuring you never have to worry about finding a parking spot after a long day and rear car access to the concrete sectional garage. The convenience of having your parking space right at your doorstep is truly a luxury.

If you're looking for a home that offers both style and practicality, this four-bedroom terrace is a must-see. Book a viewing today to fully appreciate all that this property has to offer. Don't miss out on the opportunity to make this house your home in Coventry with certain furnishings available to purchase.



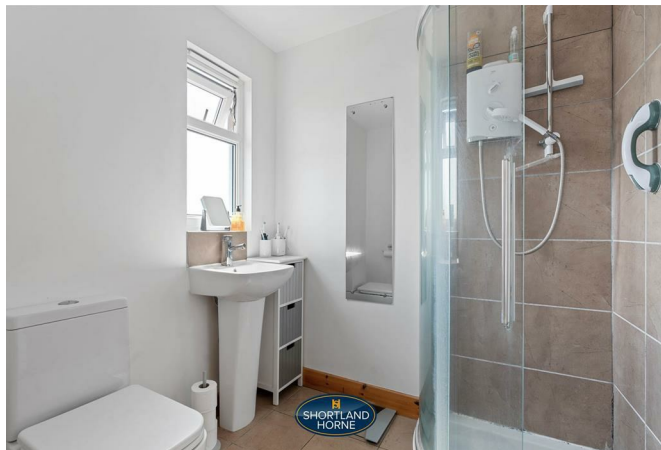
selling quality
property since 1995








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Dimensions

ENTRANCE HALL

BAY WINDOWED
THROUGH LOUNGE

7.47 x 3.60

EXTENDED &
REFITTED KITCHEN

4.90 x 2.38

CLOAKROOM

LANDING

BEDROOM ONE

4.18 x 3.90

BEDROOM TWO

3.32 x 3.18

BEDROOM THREE

2.13 x 2.02

FAMILY BATHROOM
WITH SHOWER

LANDING

BEDROOM FOUR

4.04 x 2.61

ENSUITE SHOWER
ROOM

DIRECT ACCESS
BRICK PAVIOR CAR
PARKING

REAR ACCESS TO
CONCRETE
SECTIONAL GARAGE
4.94 x 2.90

WELL LAID OUT
REAR GARDEN

VIEWING HIGHLY
RECOMMENDED

Floor Plan



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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: 1272.00 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

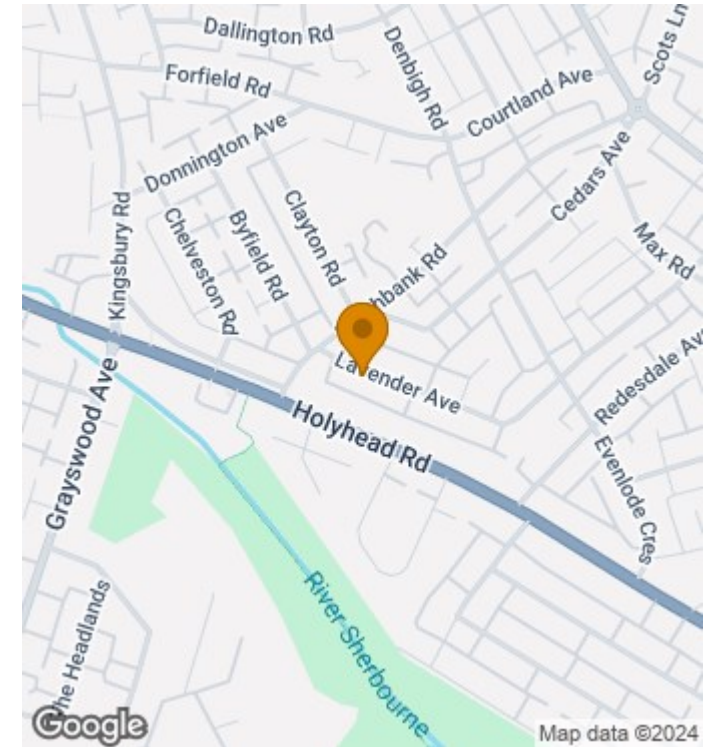
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

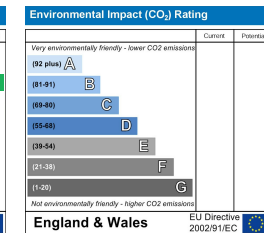
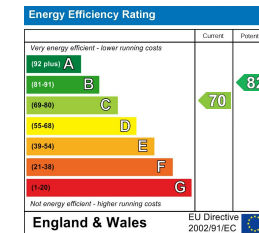
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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