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Morningside  
Earlsdon CV5 6PD



# Morningside, Earlsdon

## CV5 6PD

Shortland Horne are delighted to offer this recently refurbished four bedroom semi-detached property the highly sought after area of Earlsdon. The property is within walking distance to Coventry Railway station, Coventry City Centre, King Henry's secondary school and the War Memorial park.

As you step through the spacious entrance hall, the property has been meticulously redecorated throughout. The ground floor features an open plan lounge with quality fitted kitchen and central island unit with bi-folding doors leading to the rear garden, utility room with ample storage, ground floor W.C and living room with bay window to the front providing flexibility for various living arrangements.

The first floor boasts three double bedrooms, two of which benefit from fitted wardrobe units and the newly fitted family bathroom which comprises of low level W.C, vanity wash hand basin, bath and separate shower cubicle. There is a further staircase rising to the second floor. The second floor hosts the fourth bedroom and eaves storage.

Externally the property benefits from a direct access driveway providing ample off street parking. To the rear the property has an enclosed garden with car port and garage.

AVAILABLE NOW | COUNCIL TAX BAND: E | EPC RATING: D

**selling quality**  
property since 1995



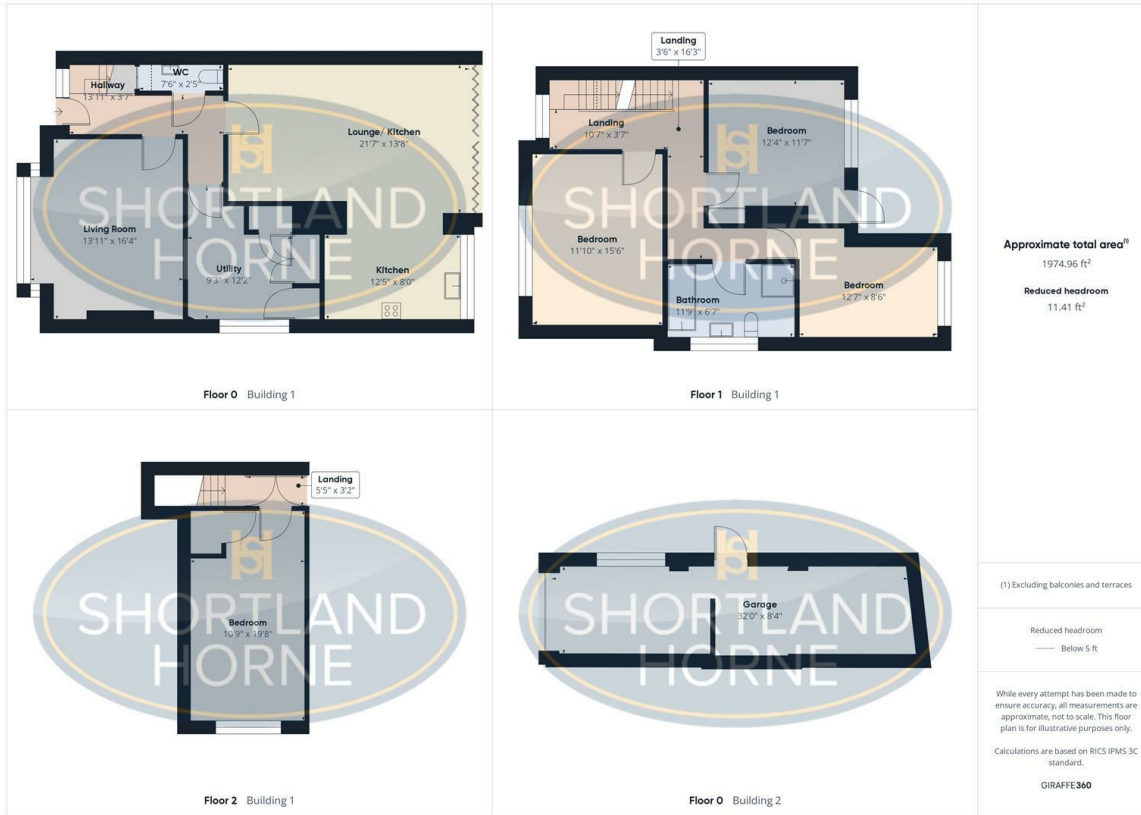




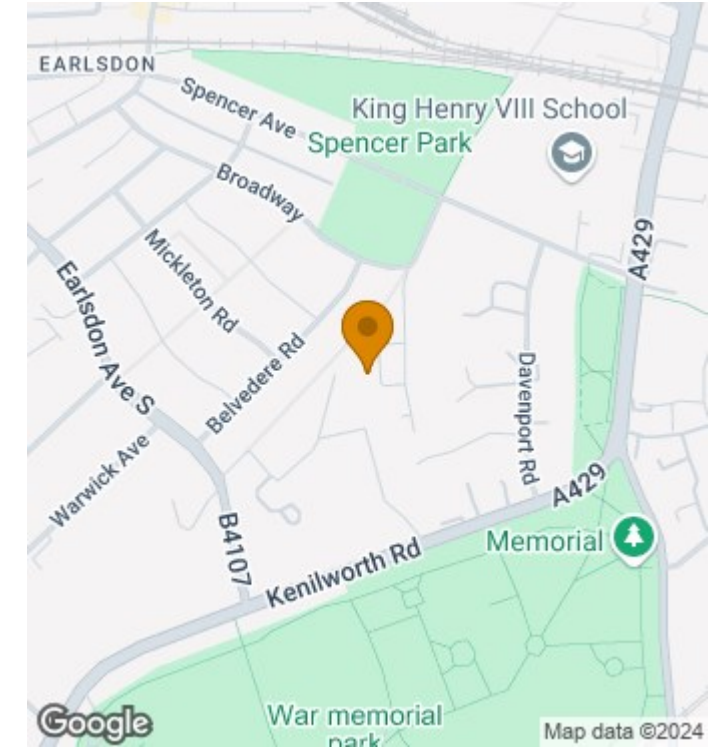




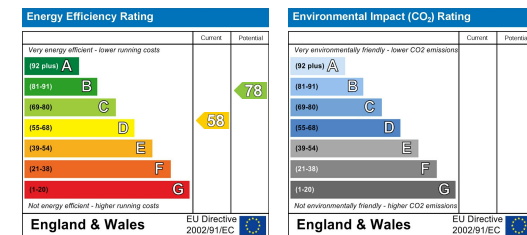
# Floor Plan



# Location Map



# EPC



### 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.



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