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Property Experts

Warwick Street
CV5 6ET

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Nestled in the heart of the highly sought-after Earlsdon, this charming and versatile two-bedroom detached house on Warwick Street, Coventry, is a true gem waiting to be discovered.

As you step inside, you are greeted by two generously sized reception rooms on the ground floor, providing ample space for entertaining guests or simply relaxing with your loved ones. The well-proportioned kitchen perfectly complements the main living areas, offering a seamless flow throughout the house. Additionally, the ground floor boasts a convenient shower room, adding to the functionality of this lovely home.

Venture upstairs to find two comfortable double bedrooms, ideal for creating your own personal sanctuary after a long day. The large loft presents an exciting opportunity for conversion, subject to any necessary permissions, allowing you to further tailor this property to suit your needs.

Outside, the private garden beckons with its new astroturf, providing a low-maintenance outdoor space where you can unwind, host gatherings, or enjoy al fresco dining in the fresh air. A rare find in Earlsdon, this property comes with two parking

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Custom text box





Dimensions

GROUND FLOOR

Lounge

3.71m x 3.38m

Sitting Room/Dining Room

3.40m x 3.40m

Kitchen

3.99m x 1.73m

Shower Room

1.63m x 1.75m

FIRST FLOOR

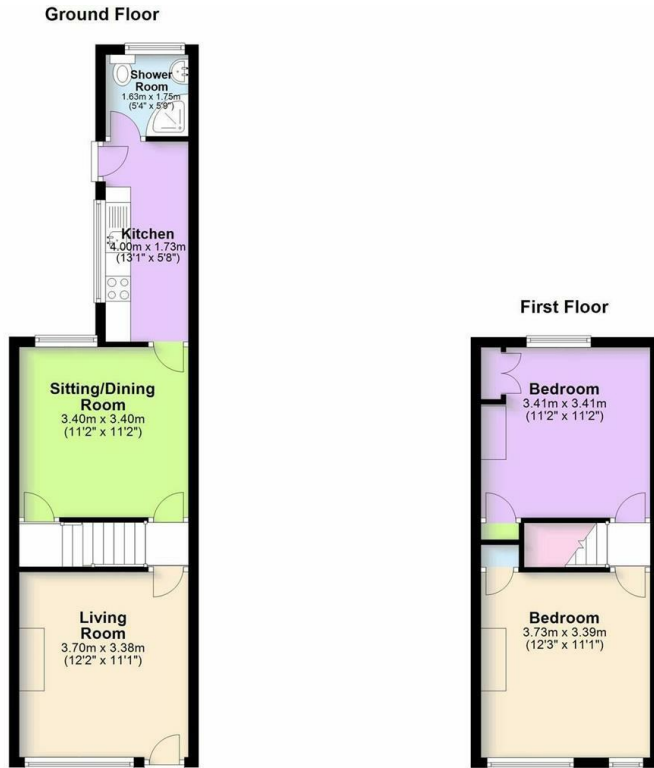
Bedroom One

3.73m x 3.38m

Bedroom Two

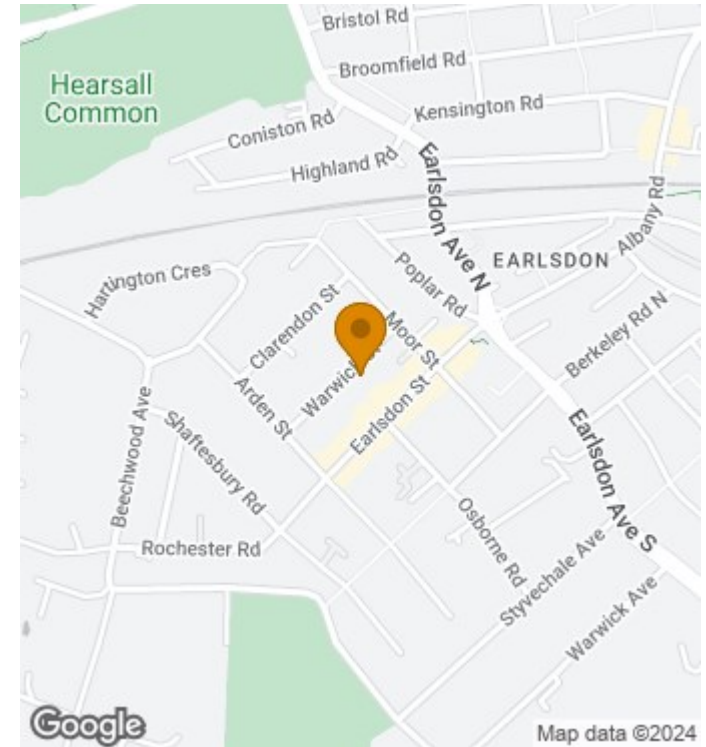
3.40m x 3.40m

Floor Plan



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

Location Map



Total area: 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

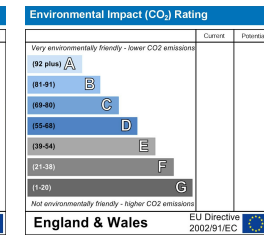
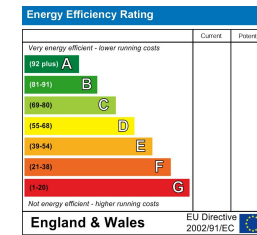
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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