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Woodfield Road
Earlsdon CV5 6AL

WOODFIELD ROAD

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Welcome to this super detached home with plenty of potential located on the desirable Woodfield Road in Earlsdon, Coventry. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with family. With four bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest rooms.

As you step inside, you are greeted by a bright and airy hallway leading to the lounge, a dining room ideal for hosting dinner parties, a well-equipped kitchen for preparing delicious meals, a conservatory to enjoy the natural light, a convenient WC, and a garage and store providing ample storage space and parking for your vehicle. The four bedrooms in this property are generously sized, with the master bedroom and bedroom two featuring fitted wardrobes, and a family bathroom. Imagine waking up in the morning to a beautifully organised space that helps you start your day right.

Don't miss the opportunity to make this superb detached house your new home. Contact us today to arrange a viewing and envision the possibilities that this property has to offer.







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Dimensions

Ground Floor

Hallway

Lounge

6.12 x 3.50

Dining Room

3.90 x 2.54

Kitchen

3.86 x 3

Conservatory

3.42 x 2.45

W/C

First Floor

Bedroom 1

3.87 x 3.50

Bedroom 2

3.88 x 2.95

Bedroom 3

3.87 x 2.70

Bedroom 4

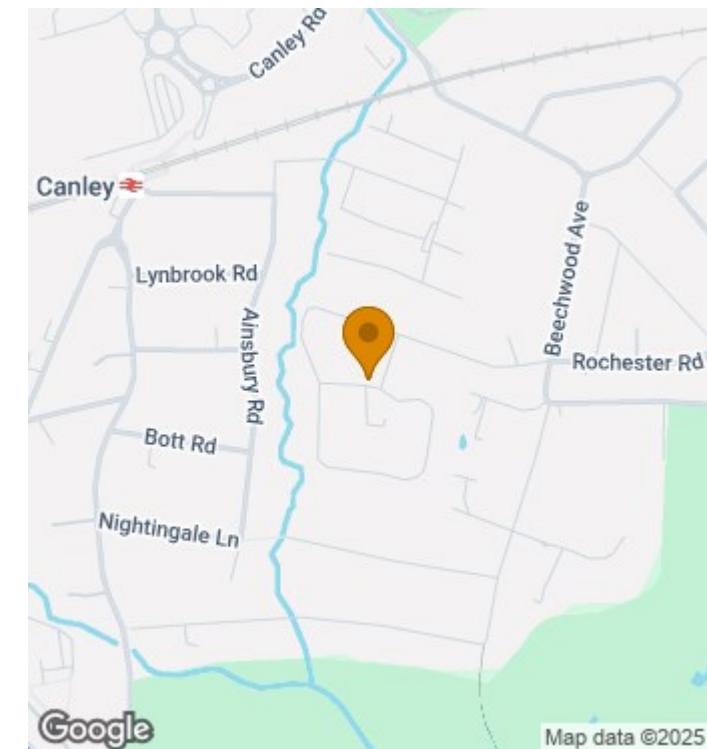
2.58 x 2.10

Bathroom

GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



Location Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

TOTAL FLOOR AREA : 1490 sq.ft. (138.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no warranty is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be viewed 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.
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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 Crime 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 practice 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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