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Branksome Road
CV6 1FX

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Nestled in the desirable location of Coundon, on Branksome Road in Coventry, lies a charming opportunity awaiting its new owners. This well-maintained three-bedroom extended terraced house is a gem waiting to be polished to perfection.

Boasting two reception rooms, this property offers ample space for both relaxation and entertainment. The ground floor welcomes you with a recessed porch leading to a hallway with an under stairs storage cupboard. The 23ft living room with a gas fire sets the tone for cosy evenings, walking through the bi-fold doors brings you on to the Kitchen/Diner.

The fully fitted kitchen is a delight for any aspiring chef, equipped with a full range of floor and wall mounted gloss effect units, space for essential appliances, and more. Upstairs, you'll find three inviting bedrooms, one of which features built-in wardrobes, offering both style and functionality. The family bathroom with a shower over the bath completes the upper level.

Outside, the property continues to impress with front and rear gardens. The front block paved driveway provides convenient parking and storage solutions. The fully enclosed rear garden is a private oasis, featuring a patio area, mature shrubs, trees, and a handy garage.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

7.29m x 3.58m

Dining Room

4.52m x 2.54m

Kitchen

Utility W/C

FIRST FLOOR

Bedroom One

3.35m x 3.23m

Bedroom Two

3.33m x 3.18m

Bedroom Three

2.26m x 1.78m

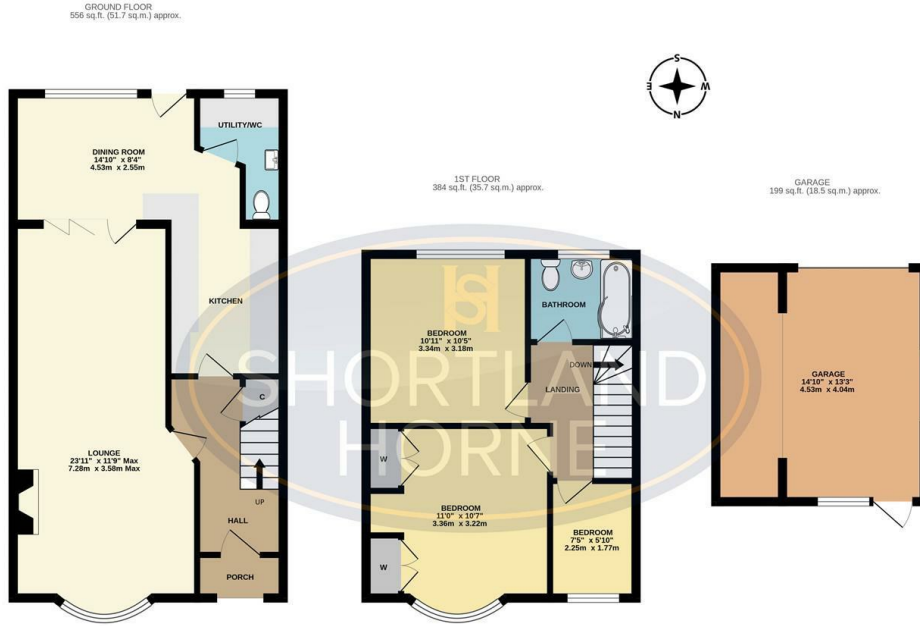
Bathroom

OUTSIDE

Garage

4.52m x 4.04m

Floor Plan



TOTAL FLOOR AREA: 1139 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Total area: 1139.00 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

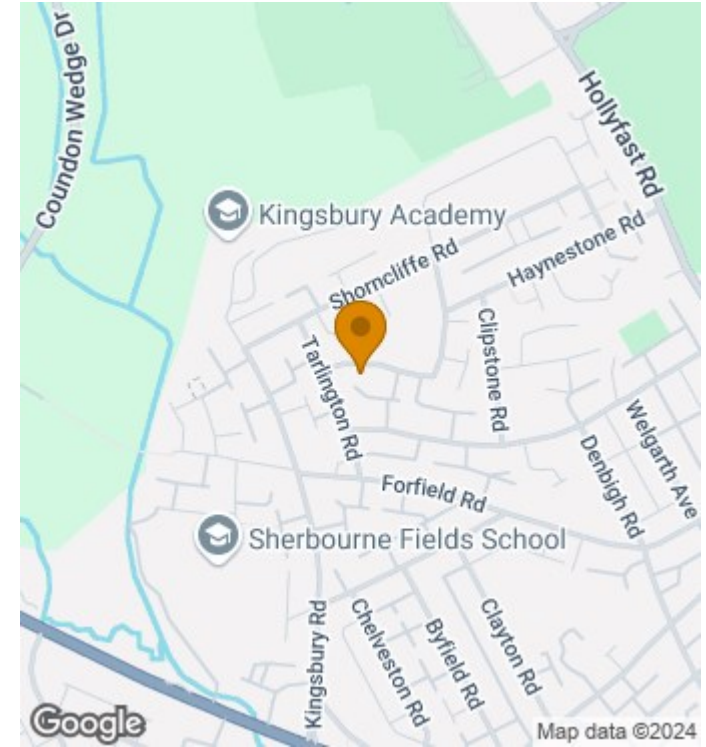
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

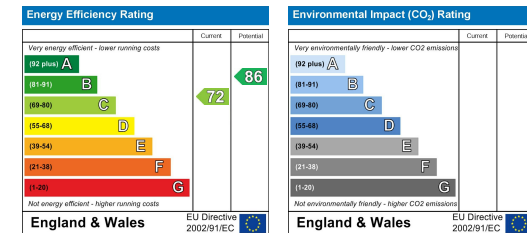
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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