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Crampers Field
Coundon CV6 1HP



Crampers Field

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* EXTENDED DOUBLE FRONTED SEMI * DIRECT ACCESS
DOUBLE LENGTH GAAGE * OPEN ASPECT TO THE FRONT
ACROSS OPEN GREEN * NEW ROOF & EXTERNAL
CLADDED INSULATION * 3 BEDROOMS * VIEWING HIGHLY
RECOMMENDED

Situated along Crampers Field in Coundon, Coventry, this extended 3-bedroom semi-detached house is a true gem waiting to be discovered with the distinct advantage of direct access driveway to a double length garage.

One of the highlights of this property is its picturesque view overlooking an open green space, providing a sense of tranquility and a connection to nature right from the comfort of your home and within walking distance of local shops and bus services into the city centre.

The lounge is a delightful space through to the dining room with patio doors that leading to a double-glazed conservatory, perfect for enjoying a cup of tea while basking in the natural light.

With 3 bedrooms, all with built in wardrobes, this house is ideal for families looking for a comfortable and inviting living space with a ground floor WC and refurbished first floor bathroom with shower adding convenience to your daily routine.

The direct access double-length garage offers ample storage space or the possibility of converting it into a workshop or additional living accommodation subject to planning permission.

Don't miss the opportunity to make this charming semi-detached house your new home in Coventry. Embrace the warmth and character of this property and create lasting memories in a truly special location.



selling quality
property since 1995








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Dimensions

ENTRANCE HALL

ATTRACTIVE
LOUNGE

4.24 x 3.33

BAY WINDOWED
SITTING ROOM

3.34 x 3.18

FITTED KITCHEN

4.88 x 2.85

DINING ROOM

3.25 x 2.84

FULL WIDTH BRICK

BUILT DOUBLE

GLAZED

CONSERVATORY

4.88 x 2.87

LANDING

BEDROOM ONE

3.38 x 3.20

BEDROOM TWO

2.75 x 2.48

BEDROOM THREE

3.34 x 2.68

REFURBISHED FULLY
TILED BATHROOM

DIRECT ACCESS

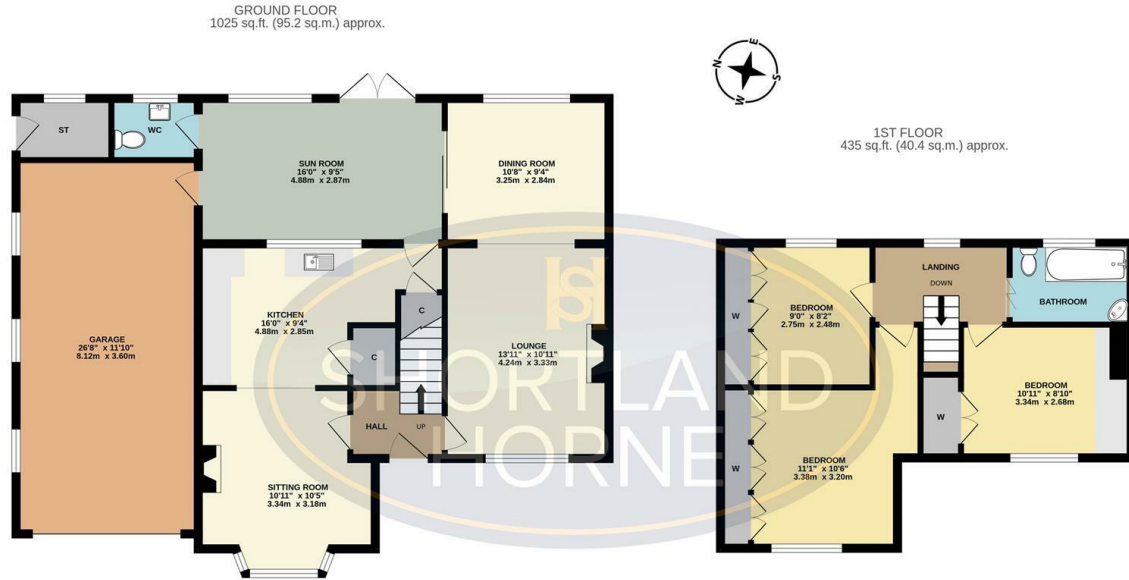
DOUBLE LENGTH
GARAGE

8.12 x 3.60

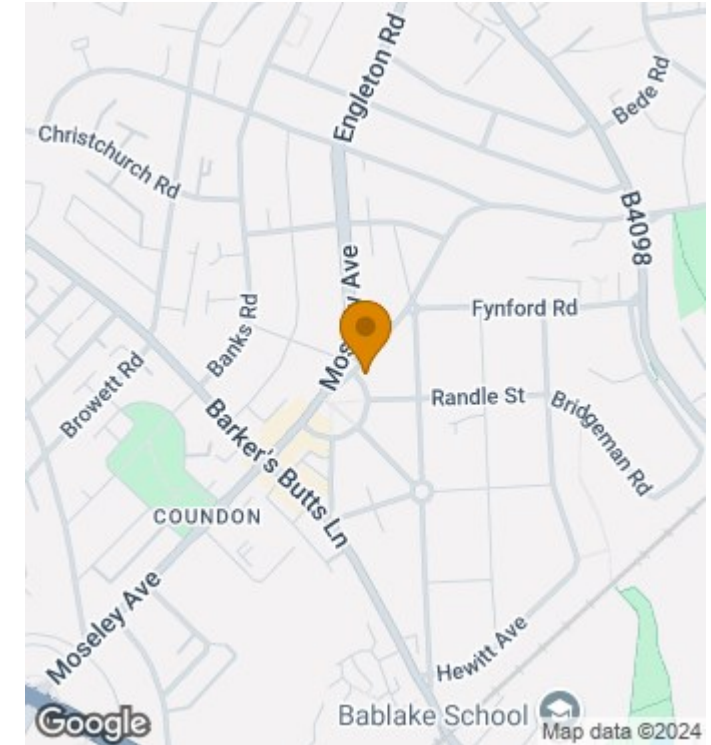
FRONT & WELL LAID
OUT REAR GARDEN

VIEWING HIGHLY
RECOMMENDED

Floor Plan



Location Map



Total area: 1459.00 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

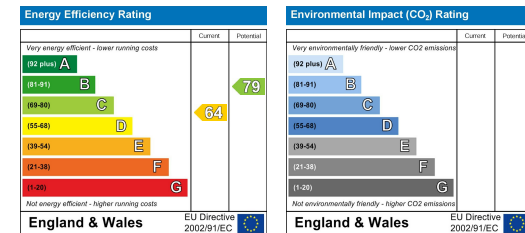
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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