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Duncroft Avenue
CV6 2BW

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Nestled in the sought-after residential suburb of Coundon, Coventry, this charming semi-detached house on Duncroft Avenue is the epitome of an ideal family home. Boasting a generous corner plot, this property offers ample space with its three bedrooms, perfect for a growing family.

As you step inside, you are greeted by a comprehensive fitted kitchen, ideal for whipping up delicious meals for your loved ones. The upgraded bathroom adds a touch of luxury, while the separate living and dining areas provide the perfect setting for entertaining guests or simply relaxing with the family.

With features such as gas radiator heating, UPVC double glazing, and wood and tile flooring on the ground floor, this home combines comfort with practicality. The side driveway and garage offer convenience, ensuring you never have to worry about parking.

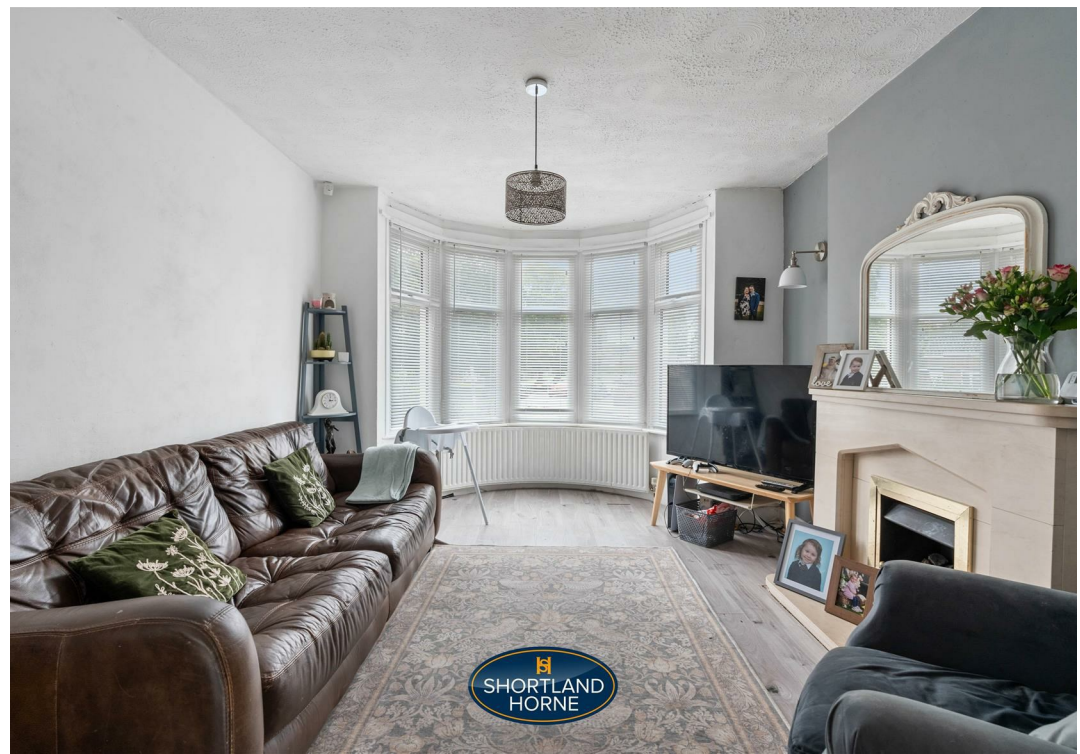
Outside, an enclosed rear garden provides a private oasis where you can unwind and enjoy the outdoors. The location of this property is truly unbeatable, with local shopping parades, supermarkets, schools, and even Coventry University just a stone's throw away.

For those who need to commute, Coventry mainline rail station is easily accessible, offering connections to major cities like London, Birmingham, and Leicester. The proximity to the A45 trunk road and M6 motorway makes travelling by car a breeze, while countryside walks on the edge of Coventry are perfect for those who enjoy the great outdoors.

Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and start envisioning the life you could create in this delightful abode on Duncroft Avenue.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.50m x 3.33m

Dining Room

5.28m x 3.30m

Kitchen

5.77m x 2.36m

FIRST FLOOR

Bedroom One

4.55m x 2.57m

Bedroom Two

3.33m x 3.15m

Bedroom Three

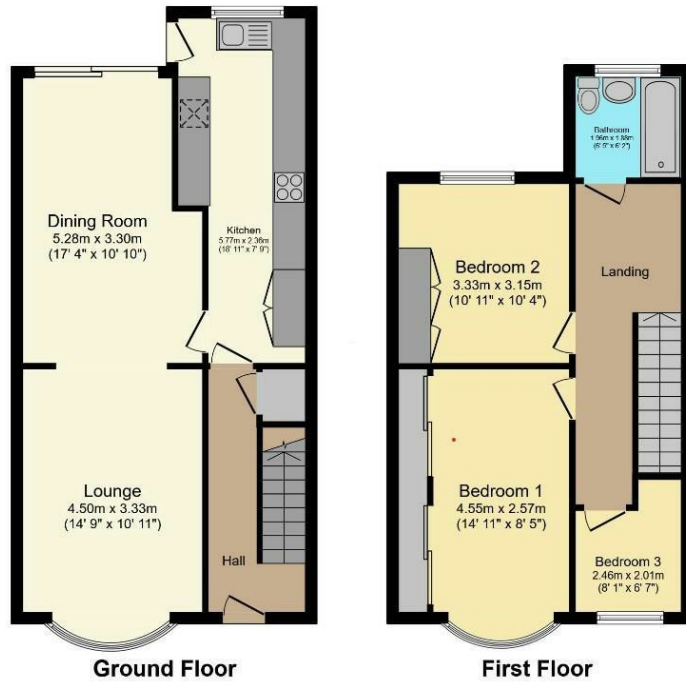
2.46m x 2.01m

Bathroom

1.96m x 1.88m



Floor Plan



Total floor area 101.4 m² (1,092 sq.ft.) approx

Total area: 1092.00 sq ft

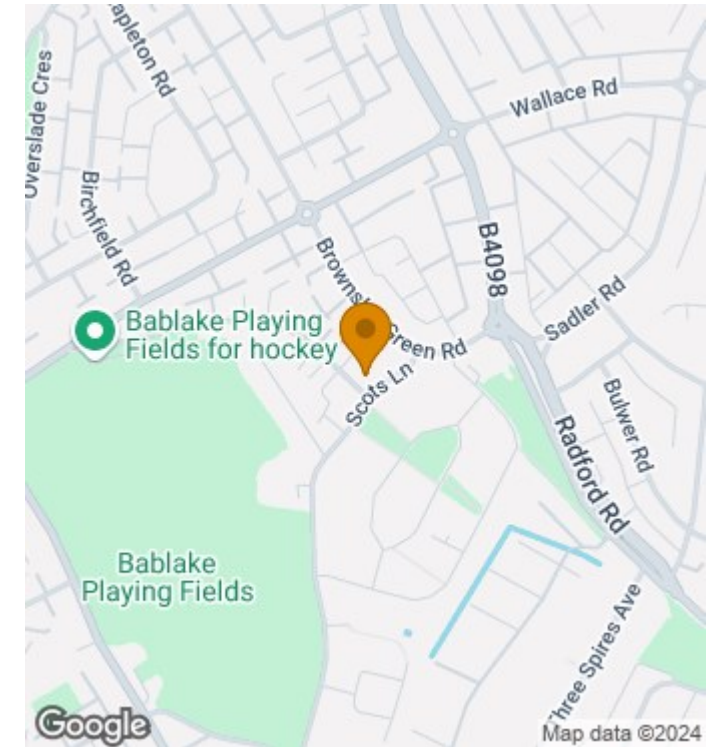
Disclaimer

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 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.

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			
(1-20) 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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