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Salisbury Avenue
CV3 5DB

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Nestled in the heart of Coventry on Salisbury Avenue, this charming 5-bedroom semi-detached house is a true gem waiting to be discovered. Boasting a substantial extension, with a garden studio with it's own bathroom.

Conveniently located in Styvechale, this property is just a stone's throw away from Manor Park primary school, Daventry Road shops, War Memorial Park, the Railway Station, and the City Centre. The house is equipped with uPVC double glazing and gas fired central heating, ensuring comfort all year round.

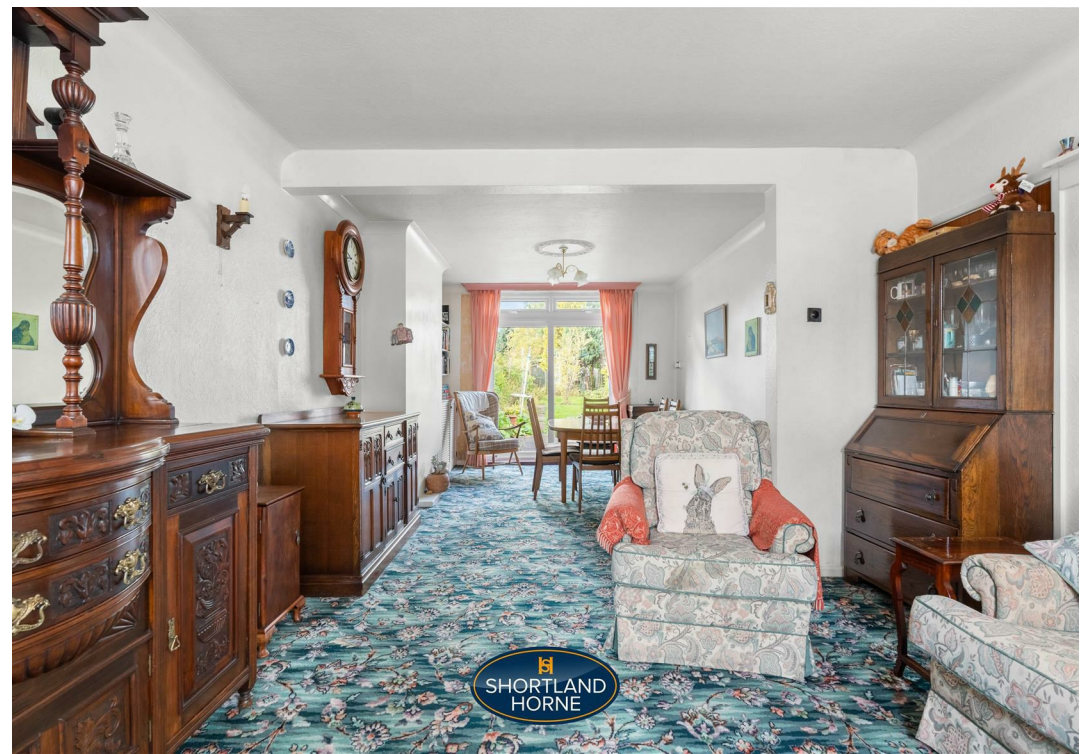
Upon entering, you are greeted by a welcoming porch leading to an entrance hallway with doors leading of to a 25ft lounge/diner with patio doors sliding leading out to the garden, a fully fitted kitchen providing space or appliances, there is a very useful utility room which leads on to the garage which is all integral.

Moving upstairs, you'll find a landing leading to five bedrooms with four of the bedrooms benefitting from wardrobes and a part tiled bathroom completes the first floor.

Outside, the property impresses with a walled tarmac driveway for off-road parking and access to the garage. The rear of the house reveals a beautifully landscaped mature garden with a lush lawn, a rear patio area complete with a brick-built studio/summer house with it's very own bathroom.

Offered with NO UPWARD CHAIN, this property is a rare find that combines comfort, convenience, and flexibility in one delightful package. Don't miss the opportunity to make this house your home sweet home in Coventry!








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Dimensions

GROUND FLOOR

Bedroom
2.72m x 2.39m

Storm Porch

Entrance Hallway

Bathroom

Lounge/Dining Room

OUTSIDE

7.72m x 3.63m

Studio/Garden Room

Kitchen

4.42m x 3.33m

2.54m x 2.24m

Bathroom

Utility Room

2.54m x 2.46m

Garage

4.95m x

FIRST FLOOR

Bedroom

3.84m x 3.73m

Bedroom

3.66m x 3.25m

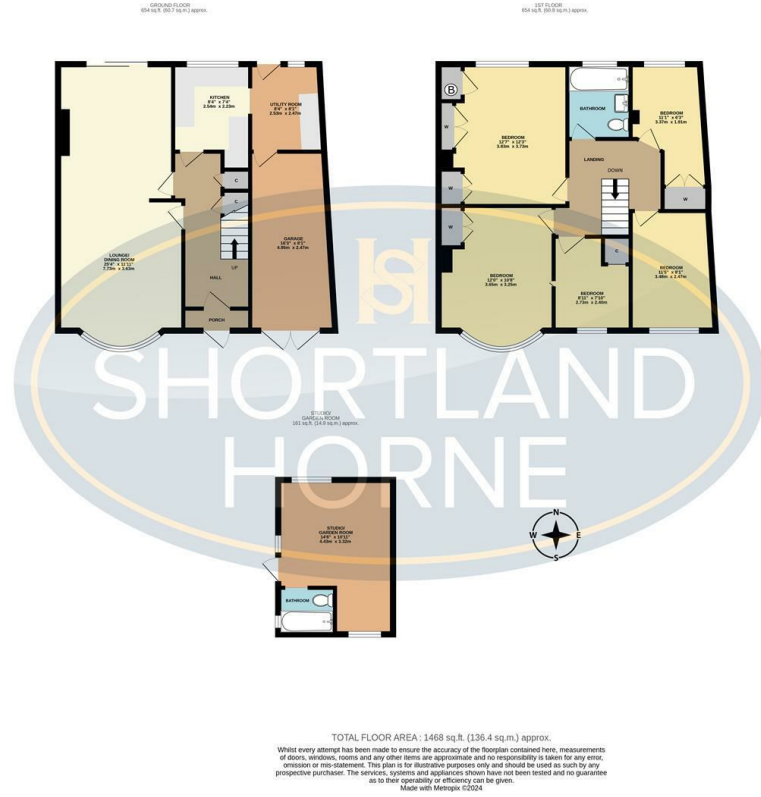
Bedroom

3.38m x 1.91m

Bedroom

3.48m x 2.46m

Floor Plan



Total area: 1468.00 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

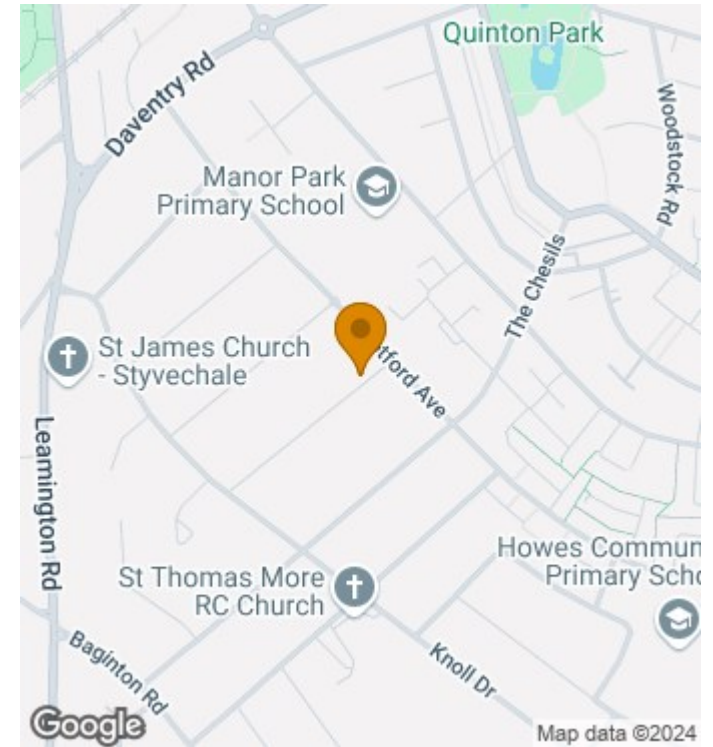
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

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			
		73	83
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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