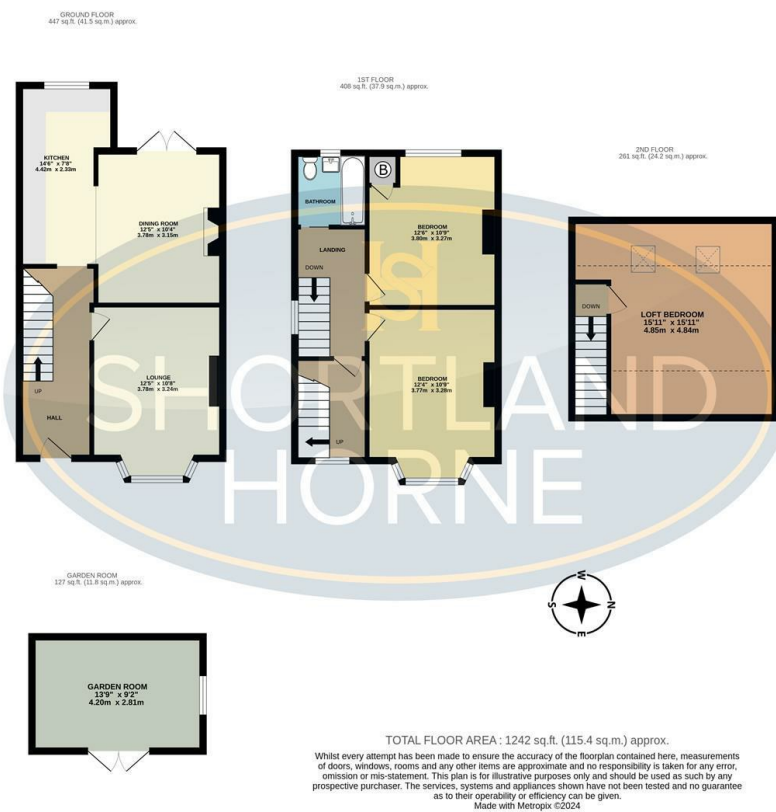


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 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.

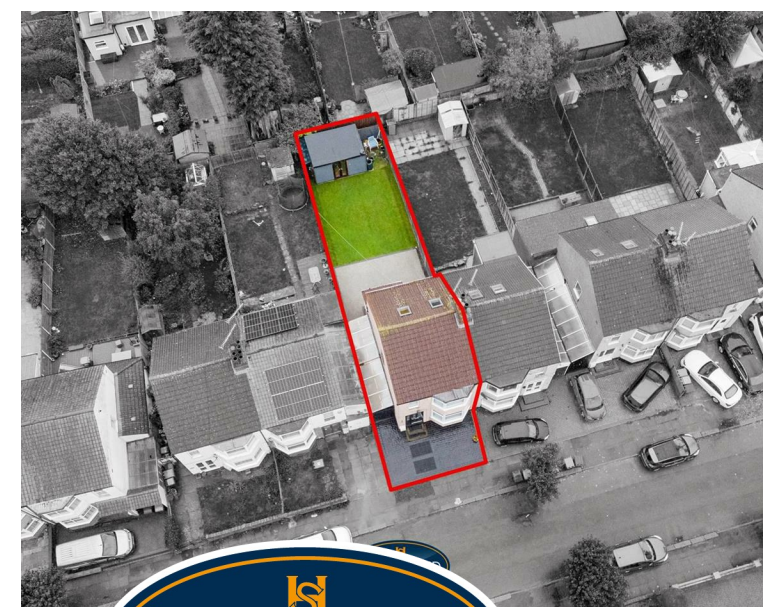
Appliances

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Loudon Avenue
CV6 1JN



£259,995 Guide Price | Bedrooms 3 Bathrooms 1

AN IMMACULATE EXTENDED FAMILY HOME IN THE SOUGHT AFTER LOCATION OF COUNDON WITHIN COUNDON COURT SCHOOL CATCHEMENT AREA.

This beautiful three bedroom semi detached property is conveniently located to local shops, transport links & schools such as Coundon Court, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary. With great access links to the A45 (Birmingham) & A4114 (Coventry City Centre)

The ground floor offers an entrance hallway with doors leading off to lounge with a bay window overlooking the front drive, an open plan L-shape kitchen diner with French doors opening out to the garden and space for appliances to include a dishwasher, a range master cooker and a fridge, freezer.

On the first floor you will find a family bathroom and two double bedrooms, there is a further staircase leading you up to a good size loft bedroom.

Outside to the front of the property is a block paved driveway with ample parking for two cars and to the rear of the property there is a fully enclosed low maintenance garden with a resin patio, artificial lawn and access to a great garden room.



GROUND FLOOR		Bedroom		12'6 x 10'9
Entrance Hallway		Bathroom		
Lounge	12'5 x 10'8	SECOND FLOOR		
Dining Room	12'6 x 10'4	Loft Bedroom		15'11 x 15'11
Kitchen	14'6 x 7'8	OUTSIDE		
FIRST FLOOR		Garden Room		13'9 x 9'2
Bedroom	12'4 x 10'9			