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Leaf Lane
Styvechale CV3 5AR

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A well maintained extended semi detached bungalow enjoying a pleasant outlook to the front across woodland and being offered for sale with immediate vacant possession with no further chain and having some potential for updating/redecoration. The property is conveniently located on the south side of the City within easy access of some local amenities and easy reach of the A45 dual carriageway linking the motorway network. The property benefits from double glazing and gas fired central heating and briefly comprises; side entrance with an 'L' shaped reception hall, through living room that leads out to an extended sun room, a fitted kitchen with space for appliances, two well proportioned bedrooms with one benefitting from fitted wardrobes and a family bathroom. To the outside there is a low maintenance front garden whilst to the rear there is a fantastic block paved garden designed for rear access parking.

LOCATION

Stivichall is one of Coventry's most sought after districts and this property is conveniently located for the A45 and A46 Trunk Roads, Coventry Railway Station Jaguar Landrover at Whitley, and the city-centre. Local shops can be found within walking distance, with Quinton Parade and a Convenience Store and Garage just minutes away.

Nearby secondary schools include King Henry VIII, Whitley Abbey, Bluecoat and Finham Park. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary. There are also two local golf courses to choose from (Finham & Hearsall) both of which are well kept private members clubs.









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

5.46m x 3.53m

Kitchen

2.74m x 2.59m

Sun Room

6.07m x 1.60m

Bedroom

3.63m x 3.05m

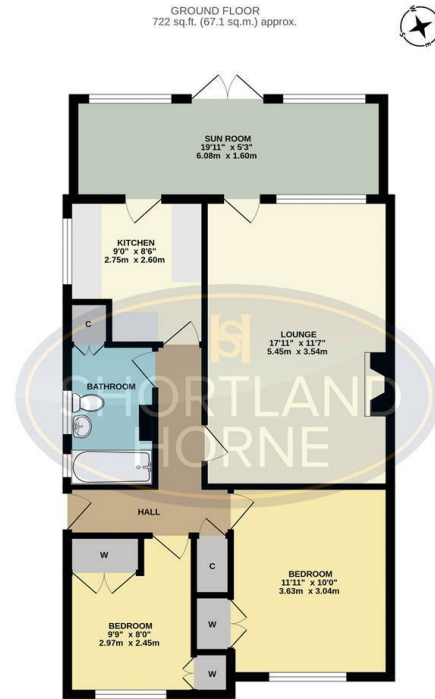
Bedroom

2.97m x 2.44m

Bathroom



Floor Plan



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, agents and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Total area: 722.00 sq ft

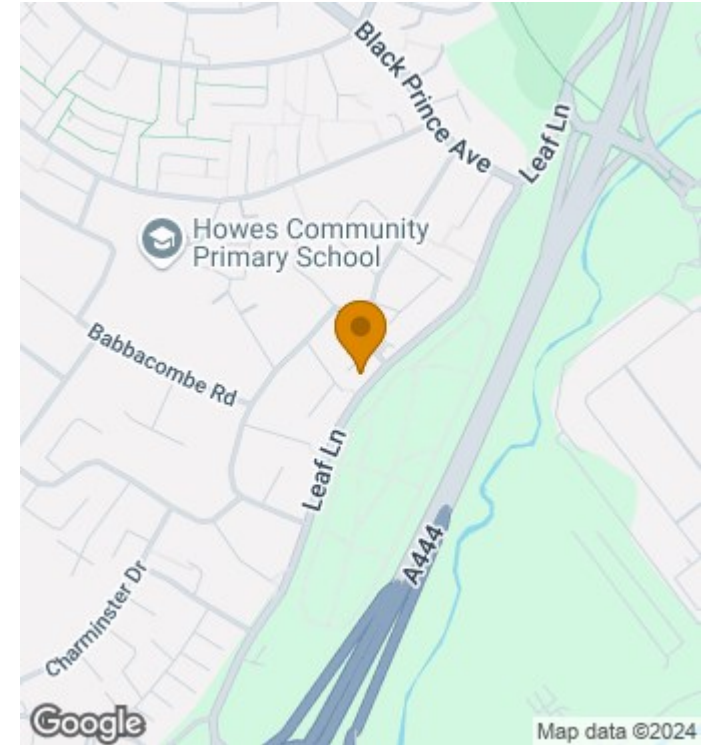
Disclaimer

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		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	67		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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