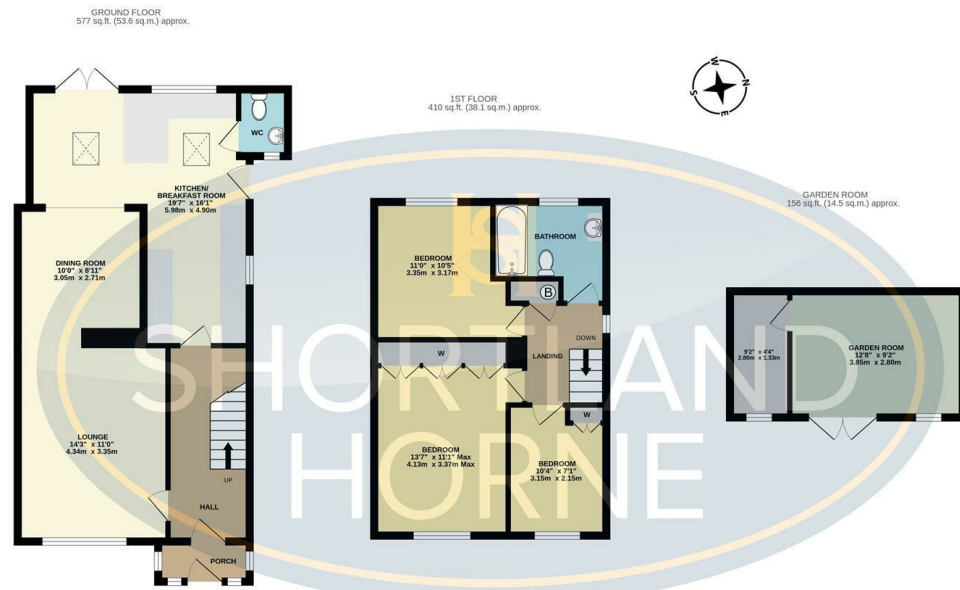


Floor Plan



TOTAL FLOOR AREA: 1143 sq.ft. (106.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(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

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
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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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Fenside Avenue
CV3 5NJ



£325,000 Offers Over | Bedrooms 3 Bathrooms 1

AN AMAZING FAMILY HOME THAT HAS RECENTLY GONE THROUGH A FABULOUS TRANSFORMATION WHICH CAN BE MOVED INTO STRAIGHT AWAY WITH MINIMAL EFFORT.

The beautiful semi-detached three bedroom property has been completely refurbished and even has a new roof, it's located in the sought after location of Styvechale and is close to schools, shops and the motorway network.

The property offers a storm porch, an entrance hallway with doors leading off to a Lounge/Diner with French doors leading out to the low maintenance west facing garden and a fully fitted breakfast bar kitchen with integrated appliances and a W/C. The downstairs has been completely opened up to provide the popular open plan living lifestyle.

On the first floor you will find two lovely sized double bedrooms, a generously sized single bedroom and a family bathroom.

This house is packed full of storage options to include: under the stairs, a boiler cupboard, in the loft, a large number of kitchen cupboards, storage space in the side room and in the garden room, there is also further storage in the side passage way.

To the front of the property you will find a lovely driveway providing parking for several vehicles and to the rear is a fully enclosed private low maintenance garden with a brilliant garden room with light and power.



GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	14'3 x 11'0
Dining Room	10'0 x 8'11
Kitchen/Breakfast Room	19'7" x 16'0"
W/C	

FIRST FLOOR

Bedroom	13'6" x 11'0"
Bedroom	11'0 x 10'5
Bedroom	10'4 x 7'1
Bathroom	
OUTSIDE	
Garden Room	12'8 x 9'2