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Hearsall Lane
Earlsdon CV5 6HG

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* DOUBLE STONE BAYED END TERRACE * HALLS TOGETHER DESIGN * PREVIOUSLY 4 BEDROOM LETTABLE HMO HOUSE * WELL PLANNED FAMILY ACCOMMODATION * 2 RECEPTION ROOMS * BREAKFAST KITCHEN * NO UPWARD CHAIN

Welcome to this well proportioned three bedroom end of terraced property is located along Hearsall Lane in Coventry! This delightful house boasts three spacious double bedrooms, perfect for a growing family or those in need of extra space.

The property's unique stone bayed halls together end terrace was previously used as a House in Multiple Occupation (not transferable) with four lettable rooms, and offers versatility and potential for various living arrangements. The three double bedrooms provide ample space for relaxation and privacy with gas central heating and double glazed windows, and currently vacant.

Situated in a convenient location with easy access to all that Coventry has to offer, this property is ideal for those looking for a well-connected home. Whether you're commuting to work, exploring the city, or simply enjoying the local amenities with Hearsall Common within a few walking paces, this location provides the perfect balance of accessibility and tranquillity.

With the added benefit of no upward chain, this property presents a fantastic opportunity to make it your own without any delays. Don't miss out on the chance to own this wonderful three-bedroom house in Coventry. Book a viewing today and envision the endless possibilities this property holds for you.



selling quality
property since 1995









Dimensions

ENTRANCE HALL

FRONT RECEPTION
ROOM

3.45 x 3.25

BREAKFAST KITCHEN

3.65 x 2.61

REAR RECEPTION
ROOM / BEDROOM

3.66 x 3.11

LANDING

BEDROOM ONE

4.29 x 3.23

BEDROOM TWO

3.63 x 2.58

BEDROOM THREE

3.70 x 3.16

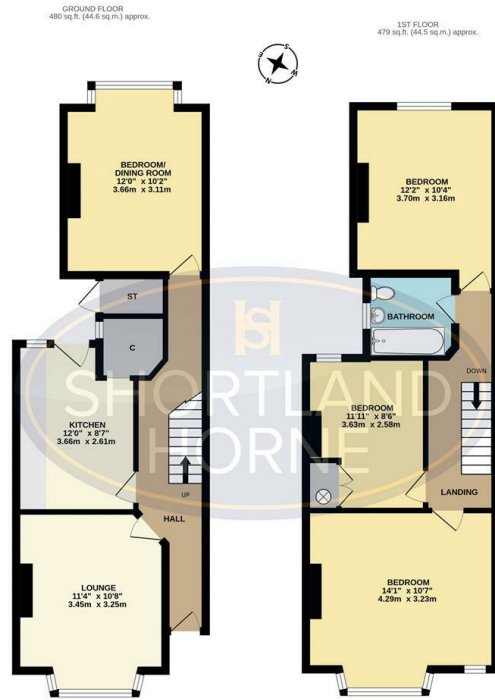
FULLY TILED
BATHROOM WITH
SHOWER

FRONT & ENCLOSED
REAR GARDEN

VACANT POSSESSION
WITH NO CHAIN

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Floor Plan



TOTAL FLOOR AREA: 958 sq ft (89.0 sq.m) approx.
 Whilst every attempt has been made to ensure the accuracy of the description 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 for any prospective purchaser. The services, benefits and appliances shown herein have been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan ©2014

Total area: 958.00 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

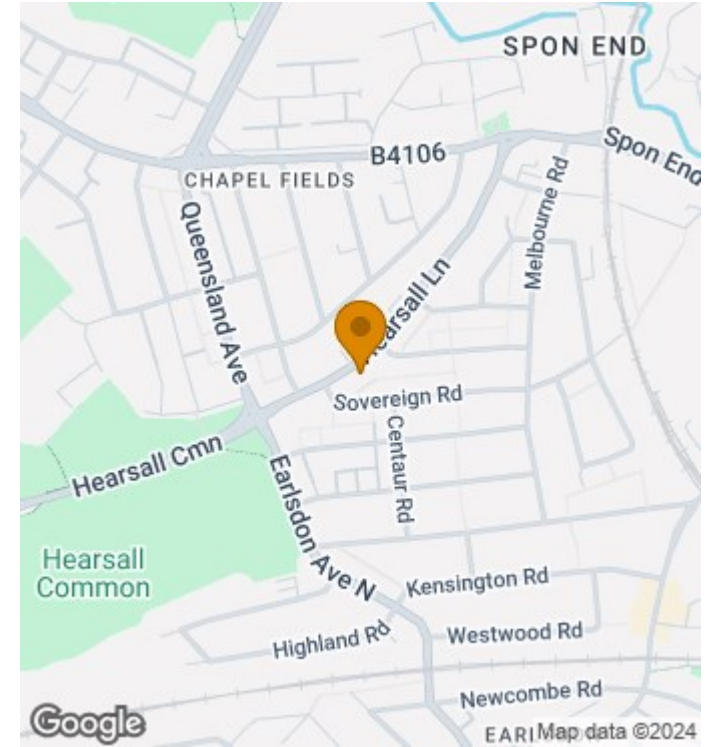
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

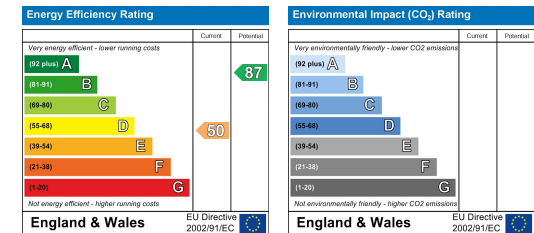
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



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