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Norman Place Road  
Coundon CV6 2BQ



# Norman Place Road

## CV6 2BQ

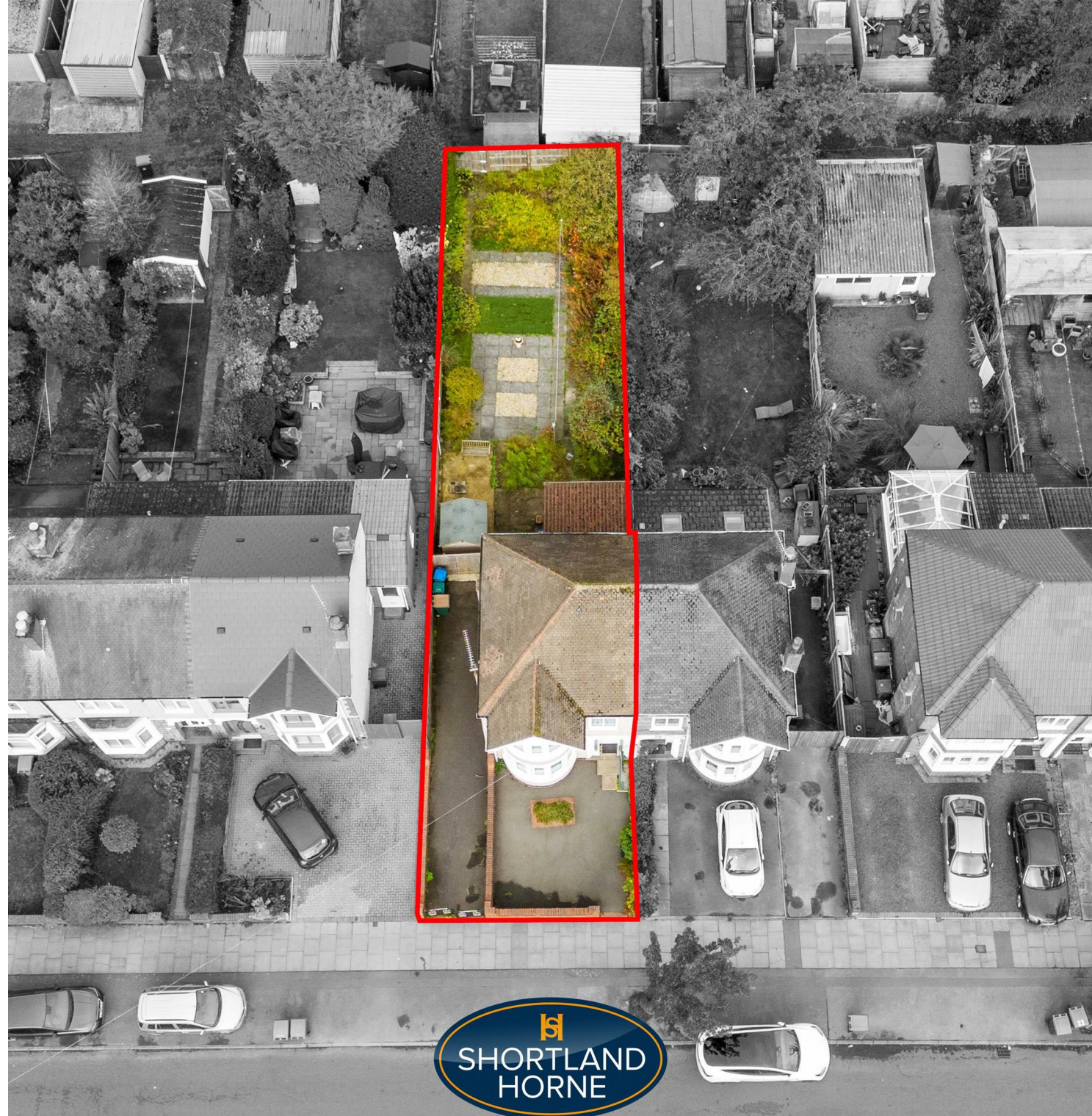
\* IMPOSING DOUBLE CIRCULAR STONE BAYED SEMI \*  
POPULAR HALLS TOGETHER DESIGN \* NO UPWARD  
CHAIN \* EXTENDED KITCHEN \* 3 BEDROOMS \* GROUND  
FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM \*  
DIRECT ACCESS DOUBLE CAR PARKING

Welcome to this charming property located just off Keresley Road in the delightful area of Coundon, Coventry. This lovely house boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by the characterful double circular stone bayed design that adds a touch of elegance to the property with double glazed windows having diamond leaded lights to the front. The two reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones with extended kitchen incorporating a split level hob and oven.

The ground floor shower/ cloakroom and first floor bathroom provides convenience and privacy, catering to the needs of the household. With no upward chain, you can move into this home seamlessly and start creating new memories right away. The property has night storage heating and gas which is currently disconnected.

One of the standout features of this property is the direct access double-length car parking, ensuring that you never have to worry about finding a parking space after a long day with the opportunity for a single or double length garage subject to planning permission.



selling quality  
property since 1995















## Dimensions

**OPEN RECESS PORCH**    **DIRECT ACCESS**  
**ENTRANCE**                **DOUBLE LENGTH**  
                                      **CAR PARKING**  
**ENTRANCE HALL**  
**BAY WINDOWED**         **FRONT & FULLY**  
**FRONT RECEPTION**     **FENCED REAR**  
**ROOM**                       **GARDEN**  
 3.54 x 3.14                    **NO UPWARD CHAIN**

**REAR RECEPTION**  
**ROOM**  
 3.41 x 3.17

**EXTENDED FITTED**  
**KITCHEN**  
 5.98 x 1.98

**FULLY TILED**  
**SHOWER ROOM**

**LANDING**

**BEDROOM ONE**  
 3.22 x 3.14

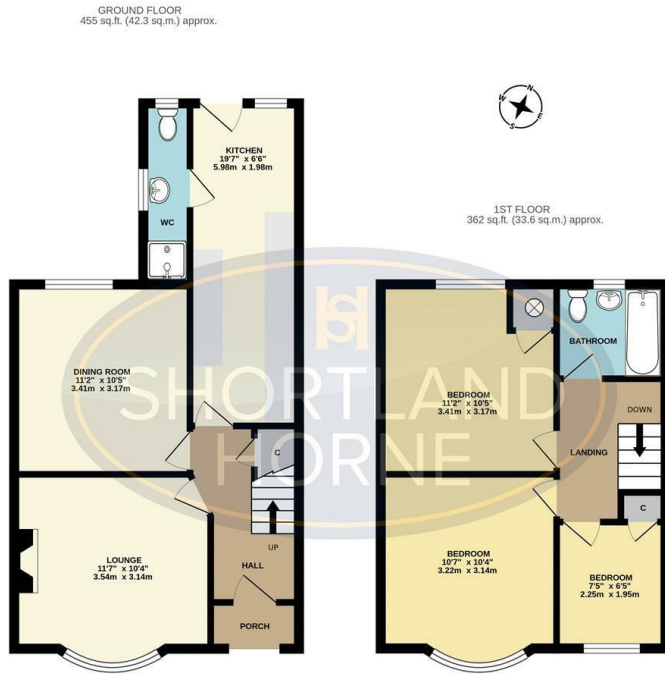
**BEDROOM TWO**  
 3.41 x 3.17

**BEDROOM THREE**  
 2.25 x 1.95

**HALF TILED**  
**BATHROOM**



# Floor Plan



TOTAL FLOOR AREA - 817 sq.ft. (75.9 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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Total area: 817.00 sq ft

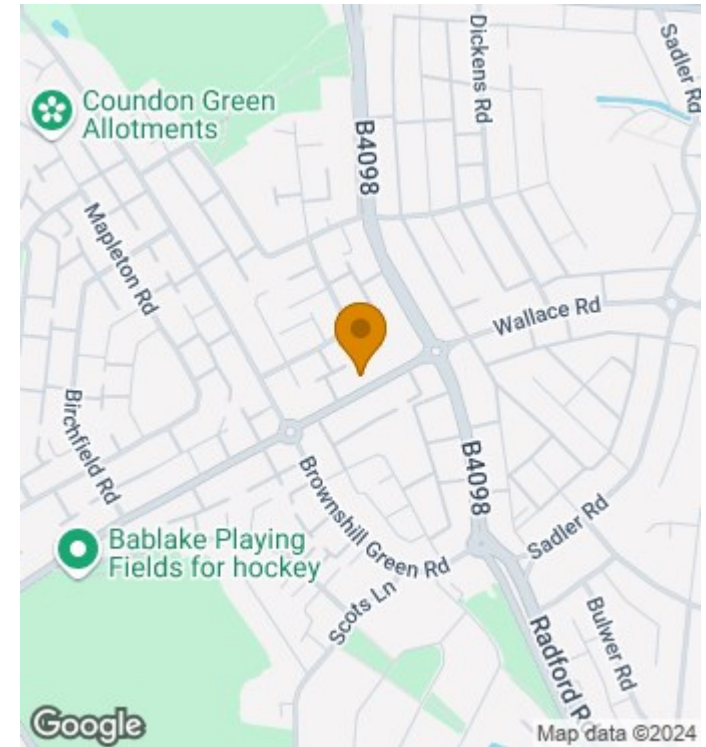
**Disclaimer**

**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

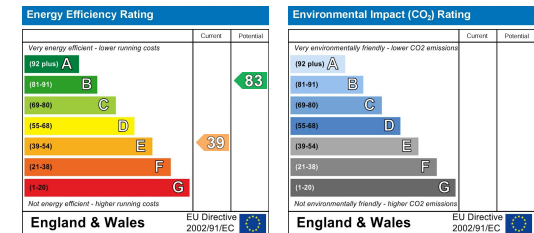
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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