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Middlemarch Road  
Radford CV6 3GE

# Middlemarch Road

## CV6 3GE

\* SUBSTANTIALLY EXTENDED DOUBLE CIRCULAR STONE BAYED END TERRACE \* PROMINENT CORNER POSITION \* TWO STOREY REAR & SINGLE STOREY SIDE EXTENSION \* 5 BEDROOMS & 2 BATHROOMS \* DIRECT SIDE ACCESS TO BRICK GARAGE & ADDITIONAL CAR PARKING TO THE FRONT & REAR GARDEN \* VIEWING HIGHLY RECOMMENDED

Situated on a prominent corner position with Lanchester Road, this substantially Extended 5-bedroom Double circular stone bayed Halls Together end of terraced house is a true gem waiting to be discovered. Boasting not just one, but two reception rooms and two bathrooms, this property offers ample space for a growing family.

What sets this property apart is its substantial extension with a two storey rear extension as well as a single storey side extension providing generous family accommodation that is perfect for modern living. The side extension offers a versatile space that can be used as a teenage retreat or a comfortable living area for elderly relatives, ensuring that everyone in the family has their own space to relax and unwind.

In addition to the delightful living spaces, this property features direct side access to a larger than average brick garage with electric shutters, ideal for storing your vehicles or creating a workshop for your hobbies with ample additional car parking available both at the front and rear gardens. You'll never have to worry about finding a spot for your guests!

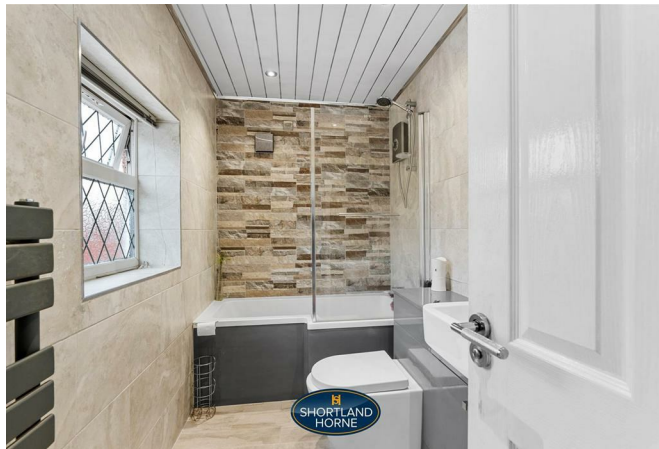
Don't miss the opportunity to make this gas fired centrally heated and double glazed property your home and enjoy the convenience of a well-designed layout, versatile living spaces, and the potential to create lasting memories in this wonderful property.

selling quality  
property since 1995









## Dimensions

ENTRANCE HALL

BAY WINDOWED  
THROUGH LOUNGE

6.96 x 3.53

EXTENDED FITTED  
KITCHEN

6.87 x 1.95

SITTING/ DINING  
ROOM

4.20 x 2.86

FAMILY ROOM /  
BEDROOM

6.26 x 2.70

STUDY

2.70 x 2.46

FULLY TILED  
BATHROOM WITH  
SHOWER

LANDING

DRESSING WALKWAY

BEDROOM ONE

3.50 x 3.34

BEDROOM TWO

3.35 x 3.32

BEDROOM THREE

3.20 x 2.43

BEDROOM FOUR

2.20 x 1.82

FULLY TILED  
SHOWER ROOM

LANDING TO  
BEDROOM FIVE

5.10 x 3.94

DIRECT SIDE ACCESS  
TO BRICK BUILT  
GARAGE

5.48 x 4.21

DIRECT ACCESS  
DOUBLE CAR  
PARKING

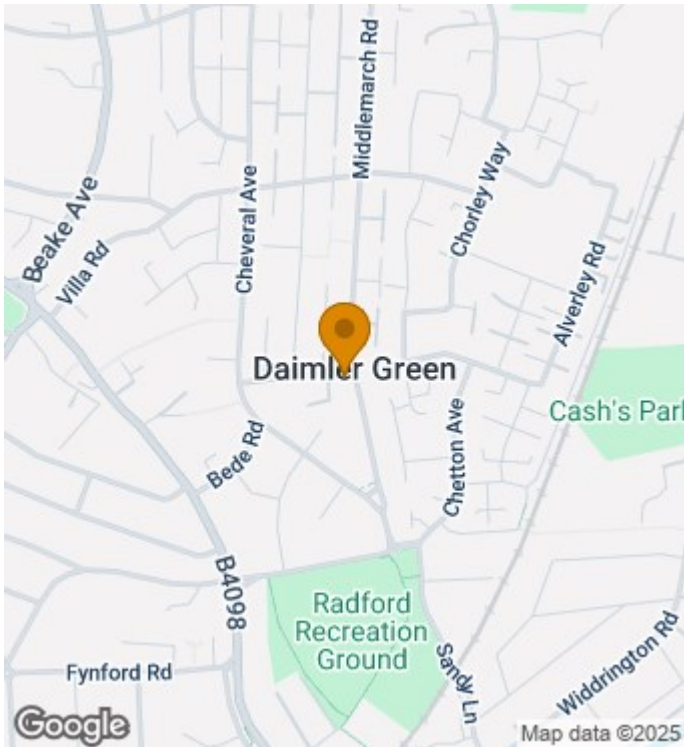
AMPLE ADDITIONAL  
CAR PARKING IN THE  
REAR GARDEN

VIEWING HIGHLY  
RECOMMENDED

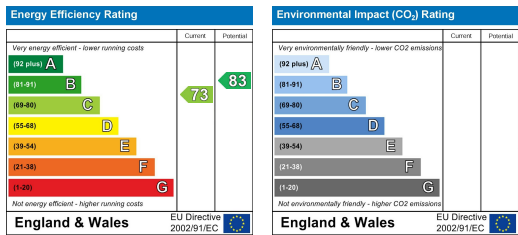
Floor Plan



Location Map



EPC



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

**TOTAL FLOOR AREA:** 1840 sq.ft. (170.9 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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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.

: Proceeds of Crime Act 2002, we will

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.



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