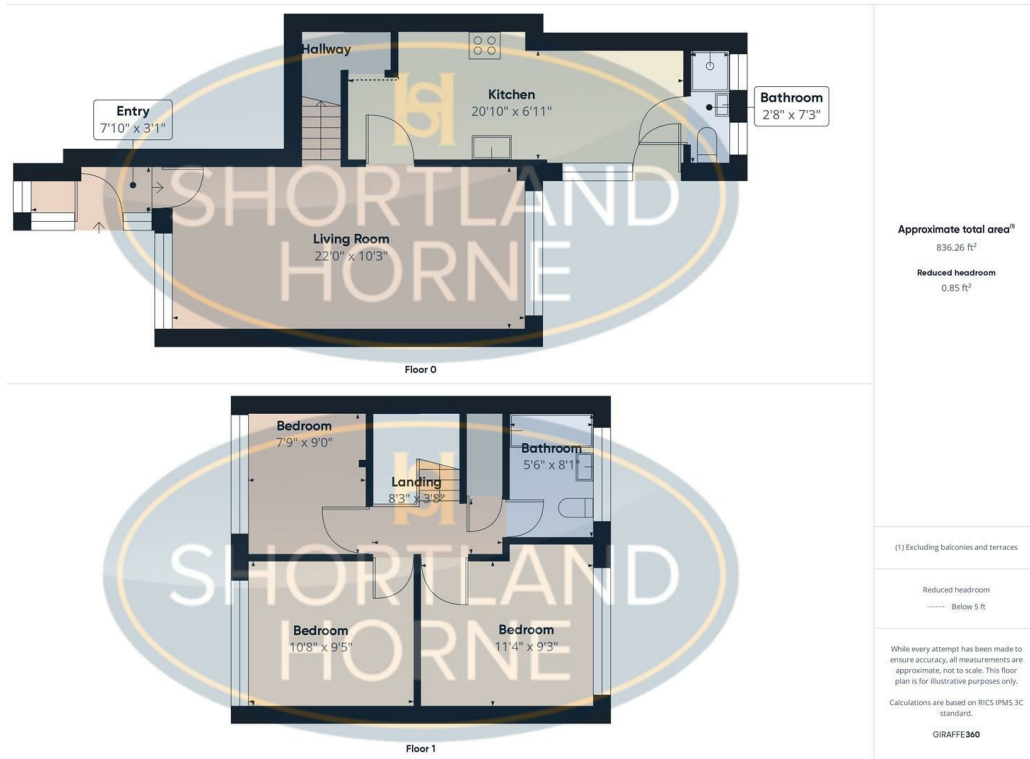
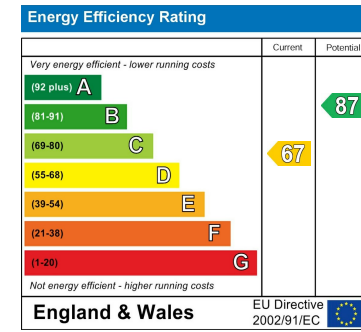


Floor Plan



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 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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Trenance Road
Exhall CV7 9FJ



£250,000 Offers Over | Bedrooms 3 Bathrooms 2

Nestled in the sought-after area of Trenance Road, Exhall, Coventry, this beautifully presented three-bedroom end terrace family home offers a perfect blend of modern living and comfort. Spanning an impressive 836 square feet, the property has been decorated to a good standard, making it an ideal choice for families seeking a welcoming and stylish residence.

On the ground floor you will find an entrance hallway with a door leading through to the lounge diner, with a window overlooking the rear garden, an extended kitchen/diner with an integrated oven, gas hob and space for further appliances. There is also a very useful shower room.

On the first floor you will find three bedrooms, two in which are doubles and the other is a single. There is also a family bathroom.

Outside to the front of the property is a block paved driveway providing parking for several cars with access to a garage and to the rear is a fully enclosed private garden,

This exceptional family home is a must-see, offering a perfect blend of style, space, and functionality in a desirable location. Viewing is highly recommended to fully appreciate the quality of finish and the lifestyle this property has to offer.



GROUND FLOOR

Entrance Hallway	7'10 x 3'1
Living Room	22'0 x 10'3
Kitchen	20'10 x 6'11
Shower Room	2'8 x 7'3

FIRST FLOOR

Bedroom	11'4 x 9'3
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Bedroom

10'8 x 9'5

Bedroom

7'9 x 9'0

Bathroom

5'6 x 8'1