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Earlsdon Avenue South
CV5 6DT

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Nestled in the charming suburb of Earlsdon Avenue South, Coventry, this semi-detached period home offers a delightful blend of modern comfort and classic appeal. Ideally located near the picturesque War Memorial Park, the train station, and the vibrant community of Earlsdon, this property is perfect for families and professionals alike and offered with no Upward Chain.

Upon entering, you are greeted by a beautifully pattern tiled hallway that leads to two spacious reception rooms. Both the sitting and dining rooms are generously proportioned and feature attractive bay windows, allowing natural light to flood the space. The heart of the home is undoubtedly the refitted kitchen, which boasts modern integrated appliances, elegant storage solutions, and stylish work surfaces, making it a joy for any home cook.

The first floor comprises three well-sized double bedrooms, each offering ample space and comfort. Two of the bedrooms even come equipped with plumbed vanity units, adding a touch of luxury. The bathroom has been thoughtfully transformed into a contemporary shower room, showcasing stylish tiling and meticulous attention to detail.

The property is set back from the road, providing a sense of privacy, and is complemented by a driveway and substantial gardens, perfect for outdoor enjoyment. Earlsdon is renowned for its excellent local amenities, including well-regarded primary schools, making it a sought-after location for families. The nearby War Memorial Park and Spencer Park are ideal for dog walkers and outdoor enthusiasts, featuring tennis courts and the delightful café, "The Bistro in the Park," located within the Pavilion and within Finham school catchment.

This home is not just a property; it is a lifestyle choice in one of Coventry's most desirable areas. With its blend of space, style, and location, it is an opportunity not to be missed.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.86m x 3.81m

Kitchen

3.99m x 2.87m

Dining Room

3.86m x 3.66m

FIRST FLOOR

Bedroom

3.86m x 3.81m

Bedroom

4.32m x 2.87m

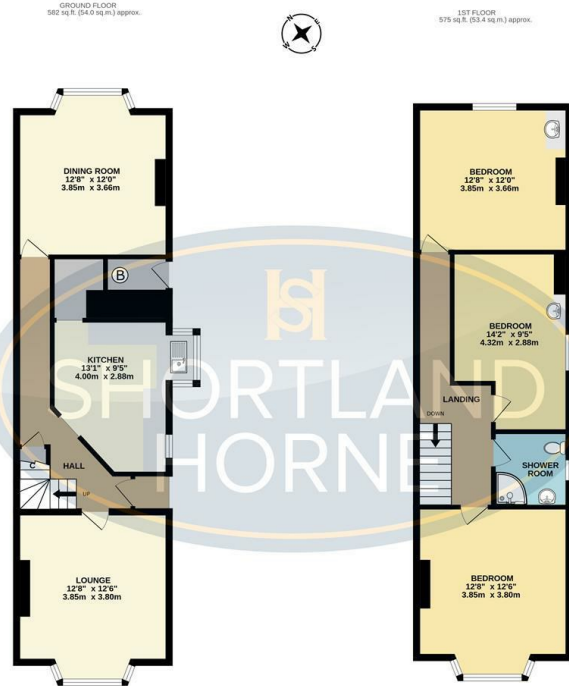
Bedroom

3.86m x 3.66m

Shower Room



Floor Plan



TOTAL FLOOR AREA - 1157 sq.ft. (107.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the description contained here, 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 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: 1157.00 sq ft

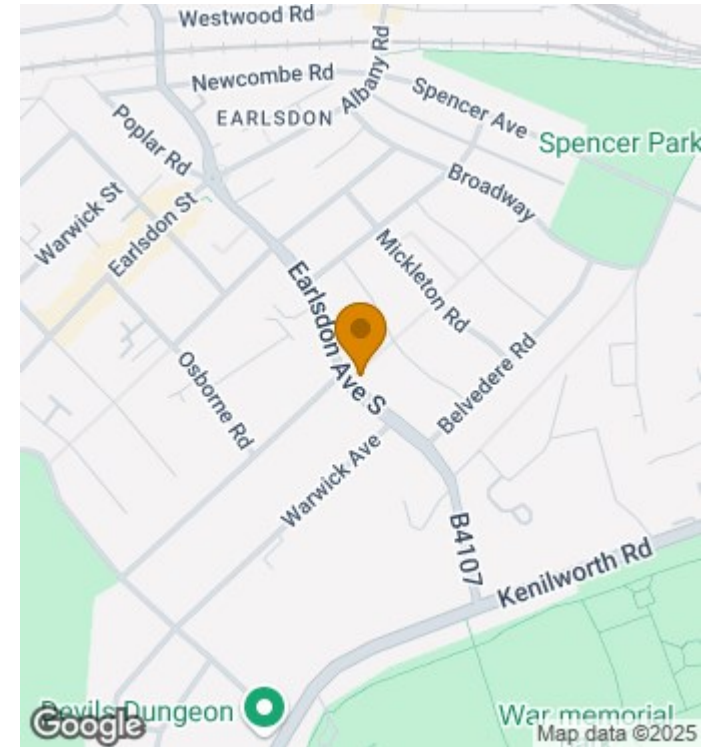
Disclaimer

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

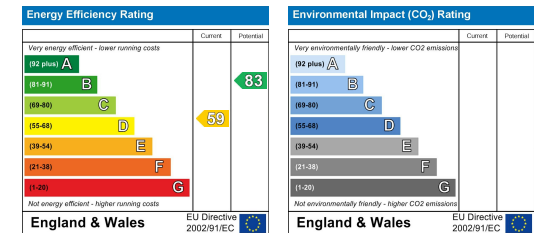
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



EPC



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