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Jobs Lane  
CV4 9EB



# Jobs Lane

## CV4 9EB

Nestled in the sought-after area of Job's Lane, Coventry, this semi-detached family home has been completely refurbished to an exceptional standard, making it an ideal choice for those seeking a modern and spacious living environment. The property boasts three well-proportioned bedrooms, providing ample space for a growing family.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous living room, perfect for relaxation and entertaining. The heart of the home is undoubtedly the spacious dining kitchen, which offers delightful views over the beautifully landscaped rear garden, creating a perfect setting for family meals and gatherings. There is also a conservatory overlooking the rear garden.

The first floor features three comfortable double bedrooms where all are complemented by a family bathroom.

Externally, the property benefits from parking for one vehicle at the front, while the rear garden is a true gem. It features a paved patio area ideal for al fresco dining, alongside a tidy lawned space for children to play. Additionally, there are two practical brick storage sheds, one of which is currently utilised as a utility room, along with an

### LOCATION

Jobs Lane connects Broad Lane and Tile Hill Lane and has an array of bespoke and period homes as well as more traditional terraced and new homes.

The local area benefits from both a Tesco and a Sainsburys which are an approximate 5 minute drive away. Within walking distance are local shops and there are a number of bus routes which pass close to the property.

The area is ideally located for commuters being equidistant between Tile Hill and Canley Railway Stations. From both, trains run to Birmingham International (for Airport), New Street (for City) and Coventry. Connecting trains continue on to London Euston.

Warwick University, Westwood Business Park and the A45 Birmingham/London Trunk Road are a few minutes away by car.

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.50m x 3.81m

Kitchen/Dining Room

6.50m x 2.92m

Conservatory

2.82m x 2.21m

### FIRST FLOOR

Bedroom

4.60m x 3.00m

Bedroom

4.57m x 3.81m

Bedroom

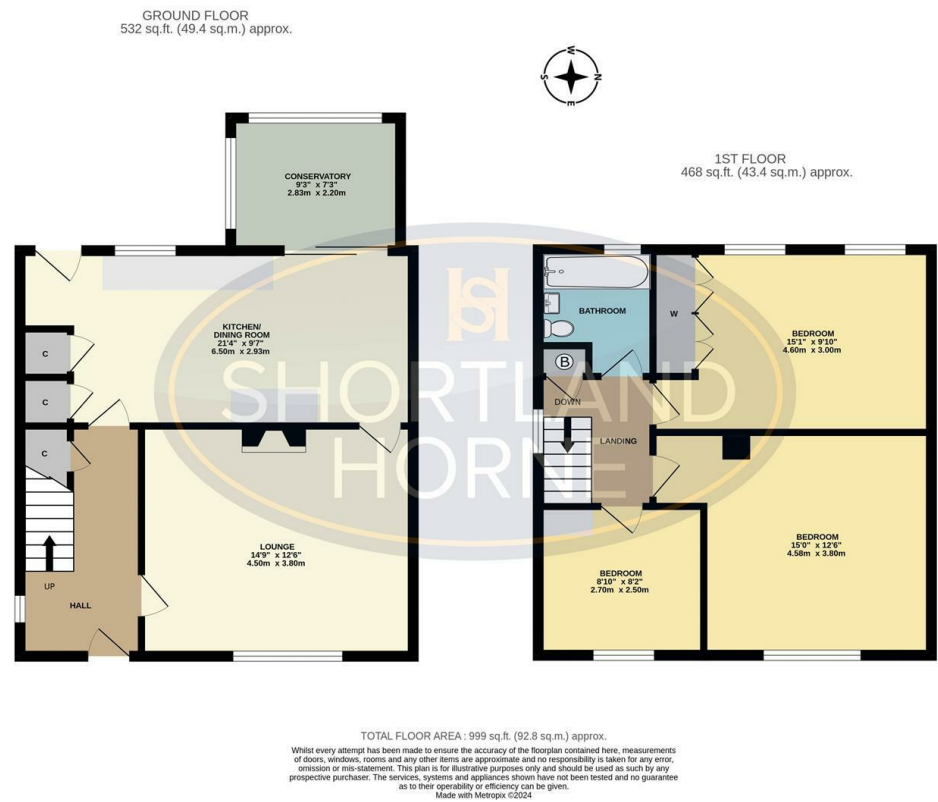
2.69m x 2.49m

Bathroom





Floor Plan



Total area: 999.00 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

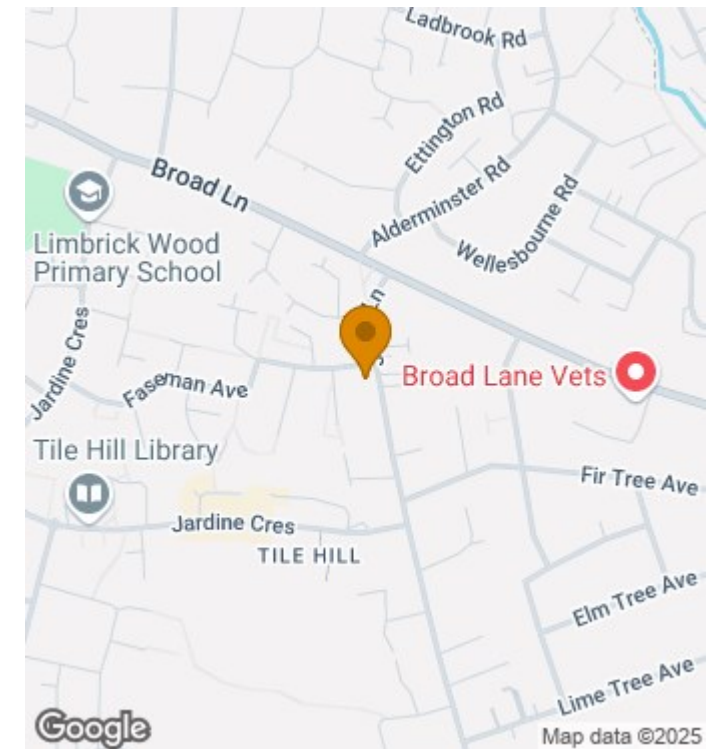
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

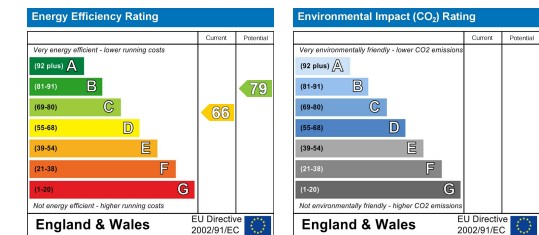
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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