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Property Experts



Oakfield Road  
Coundon CV6 1ED

# Oakfield Road

## CV6 1ED

\* EXTENDED 3 BEDROOM SEMI \* WELL PRESENTED FAMILY ACCOMMODATION \* FULL WIDTH BREAKFAST KITCHEN EXTENSION \* 3 BEDROOMS ARRANGED ON TWO FLOORS \* DIRECT ACCESS BRICK PAVED CAR PARKING \* VIEWING HIGHLY RECOMMENDED

Nestled on the charming Oakfield Road in the desirable area of Coundon, Coventry, this extended three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious family accommodation which must be viewed internally to be fully appreciated entering a bay windowed L-shaped lounge/ dining room, providing a perfect setting for both relaxation and entertaining guests.

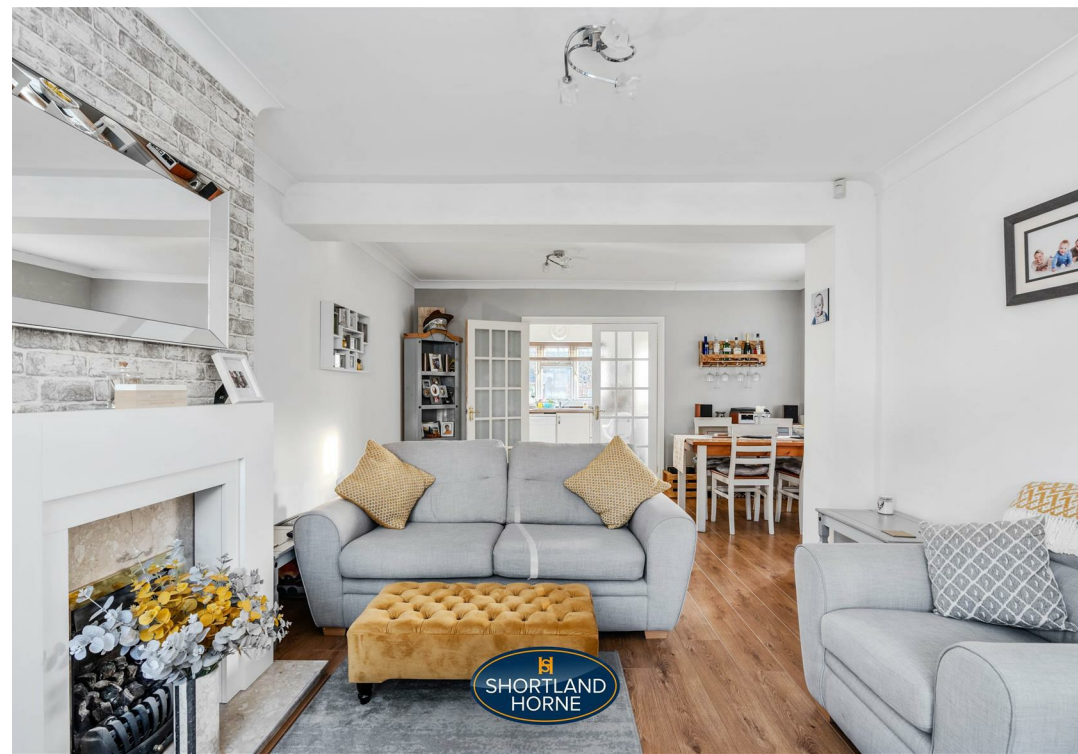
The full-width breakfast kitchen extension is a delightful feature, offering ample space for culinary creations and casual dining. overlooking the good sized fully fenced rear garden with raised patio terrace and lower lawn. With three well-proportioned bedrooms spread across two floors, this home ensures comfort and privacy for all family members. The family bathroom has been refurbished with a shaped bath & shower.

Additionally, the property benefits from direct access to a brick-paved parking area, making it convenient for residents and visitors alike. This home is not only practical but also offers a warm and inviting atmosphere, ideal for creating lasting memories.

With its excellent location and thoughtful layout, this property is a must-see for anyone seeking a lovely family home in Coventry.

selling quality  
property since 1995









## Dimensions

STORM PORCH

VESTIBULE HALL

BAY WINDOWED L  
SHAPED LOUNGE/  
DINING ROOM

7.46 x 4.54

FULL WIDTH  
BREAKFAST KITCHEN  
EXTENSION

4.49 x 2.25

LANDING

BEDROOM ONE

3.98 x 3.90

BEDROOM TWO

2.75 x 2.31

LANDING TO THE  
SECOND FLOOR

BEDROOM THREE

4.83 x 3.25

REFURBISHED FULLY  
TILED BATHROOM  
WITH SHOWER

DIRECT ACCESS

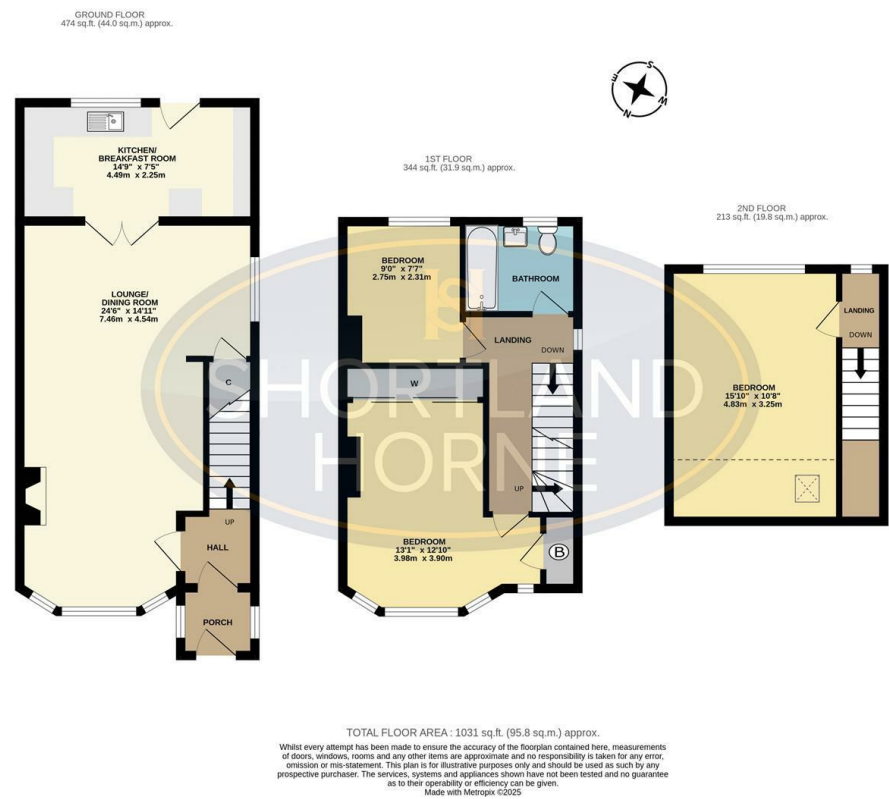
BRICK PAVIOUR

BLOCK CAR PARKING  
BAY

FULLY FENCED  
GOOD SIZED REAR  
GARDEN

VIEWING HIGHLY  
RECOMMENDED

# Floor Plan



Total area: 1031.00 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

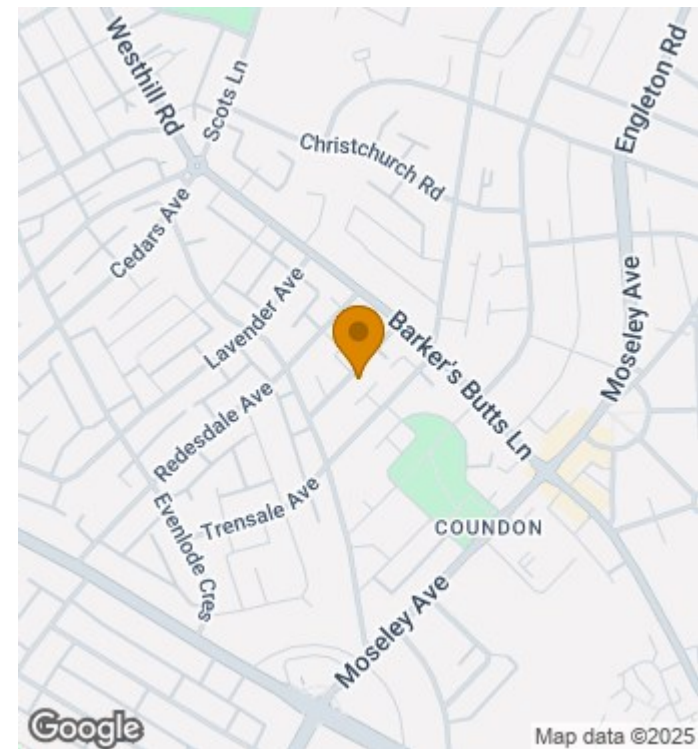
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

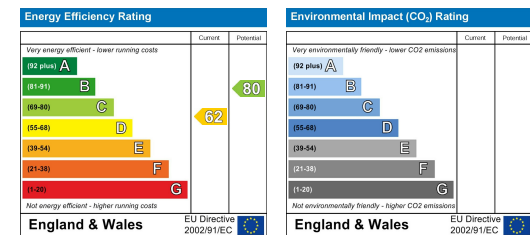
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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