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**Connells**  
SOLD

**Sullivan Road**  
CV6 7JS



# Sullivan Road

## CV6 7JS

Nestled on Sullivan Road in the vibrant area of Coventry, this charming end terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two generously sized double bedrooms, thoughtfully arranged over three floors, ensuring ample space for comfortable living.

Upon entering, you are greeted by a welcoming storm porch, a 22ft lounge/diner that flows seamlessly into an open plan under floor heated breakfast kitchen, perfect for entertaining family and friends. The first floor is home to two spacious double bedrooms, complemented by a modern extended underfloor heated luxury family bathroom with bath and walk shower. Advancing from the first floor you will find a further staircase that leads you up to a very useful loft room.

The outdoor space is equally appealing, with a relatively maintenance-free garden at the rear, ideal for enjoying the fresh air without the burden of extensive upkeep. An added bonus is the rear access parking and access to a purpose built storage building with power and lighting.

The house also has privately owned solar panels.

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selling quality  
property since 1995









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## Dimensions

### GROUND FLOOR

Porch

Lounge/Dining Room

6.78m x 4.27m

Kitchen

4.14m x 3.02m

### FIRST FLOOR

Bedroom One

3.28m x 2.57m

Bedroom Two

3.30m x 2.51m

Bathroom

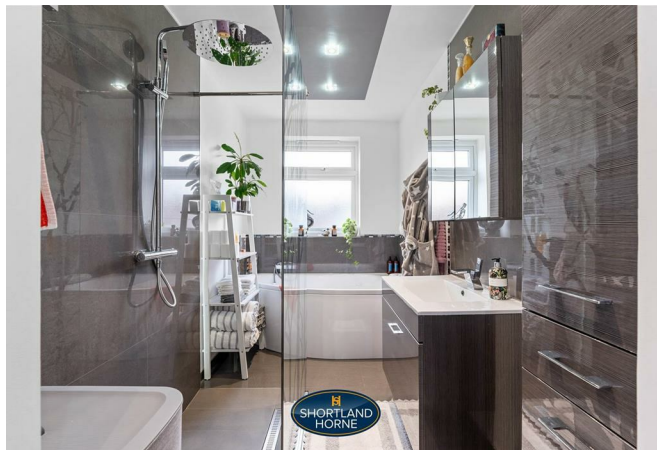
### SECOND FLOOR

Loft Room

4.50m x 4.32m

### OUTSIDE

Store





# Floor Plan



Total area: 1160.00 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

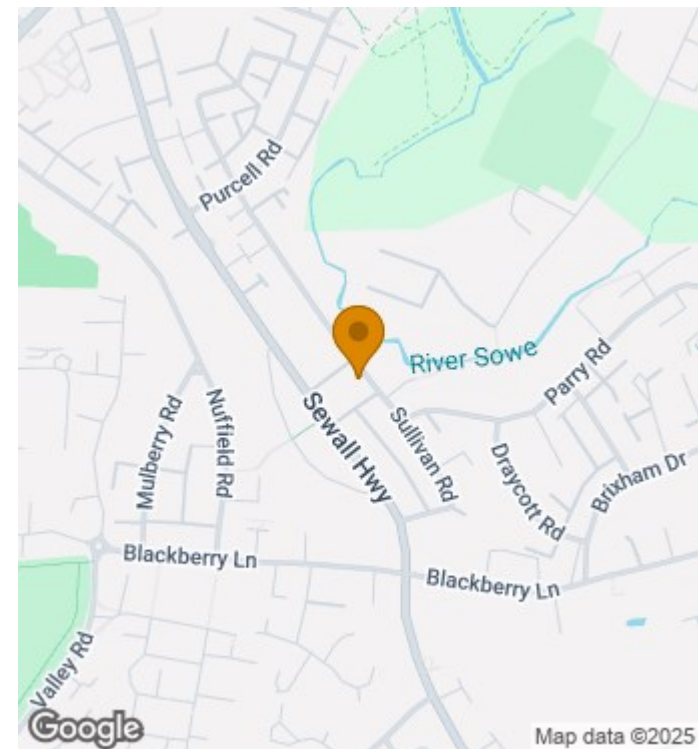
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

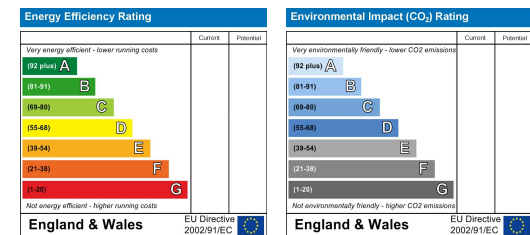
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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