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Shortland Horne

2021-2022

Arnold Avenue
CV3 5ND

SHORTLAND
HORNE

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Property Experts



Arnold Avenue CV3 5ND

A LOVELY 1331.5SQFT EXTENDED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN.

Arnold Avenue is firmly established as one of the most favoured locations in the city. It is close to the train station, War Memorial Park and within easy reach to Finham Park School

The house has gas fired central heating and double glazing. It affords excellent family accommodation including a front lounge with a feature gas fire, a superbly extended kitchen/dining /breakfast room with an integrated oven, gas hob and space for a dishwasher and a washing machine. The Kitchen runs off to a very useful utility room and a downstairs shower room.

On the first floor you will find a family bathroom, two double bedrooms with the bigger double bedroom featuring built in wardrobes.

The garden is an especially attractive feature; well designed for the children; it sets off the house to best advantage. The front of the house is fully block paved providing parking for a couple of cars and access to a garage.

We strongly recommend an early inspection.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Porch

Hall

Lounge/Diner

9.58m x 2.77m

Kitchen/Diner

2.01m x 4.83m

Outer Hall

Utility

2.90m x 2.08m

Shower Room

FIRST FLOOR

Bedroom One

5.21m x 3.18m

Bedroom Two

2.84m x 2.82m

Bedroom Three

2.01m x 2.03m

Bathroom

2.69m x 2.57m

OUTSIDE

Garage

4.19m x 2.08m

Floor Plan



Total area: approx. 123.7 sq. metres (1331.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 1331.50 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

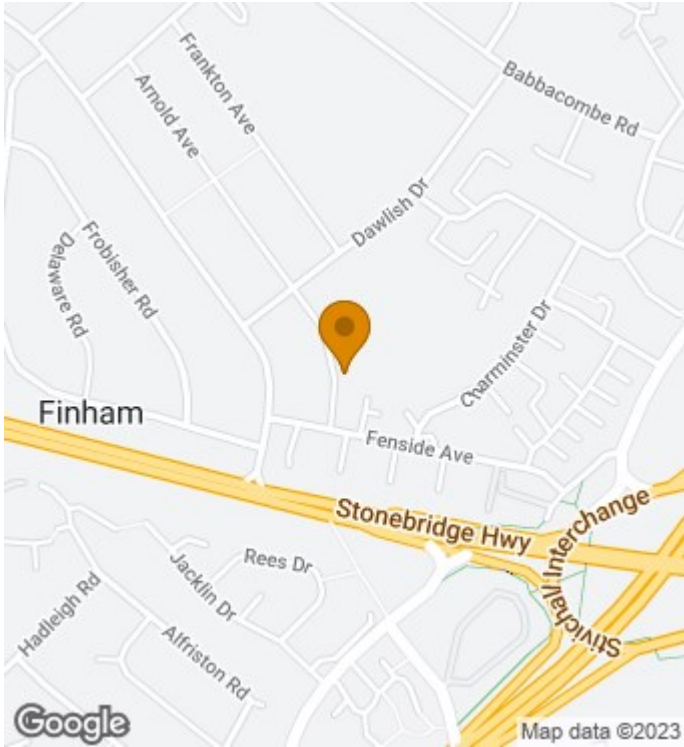
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

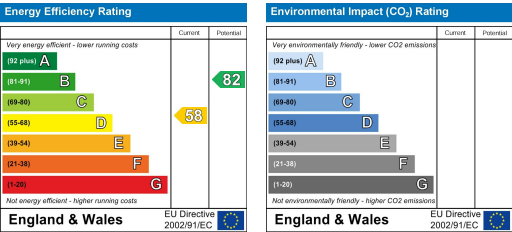
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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