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Leigh Avenue
CV3 6PL

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Welcome to this vastly improved house located on the desirable Leigh Avenue in Coventry. This splendid property boasts four spacious bedrooms, making it an ideal family home. Each bedroom offers ample natural light and comfort, ensuring a peaceful retreat for all family members.

The house features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed to provide both privacy and communal space, catering to the needs of modern living.

The extended open plan kitchen family dining room is the true heartbeat to this lovely home with a full range of integrated appliances and granite work tops, the bi-fold door opens out to the rear garden and the space is really impressive for the growing family.

On the first you floor you are greeted by two double bedrooms with built in wardrobes and both sharing the luxury family bathroom.

The top floor boasts a further two bedrooms which also have the luxury of sharing the shower room.

Outside to the front of the property there is a block paved driveway with access to a garage and the rear garden is fully enclosed mainly laid to lawn with access to a shed for extra storage.

Situated in a sought-after area, this property benefits from excellent local amenities, including schools, parks, and shops, all within easy reach. The surrounding neighbourhood is friendly and welcoming, making it a wonderful place to settle down.

This house is not just a place to live; it is a home where memories can be made. Whether you are looking to entertain, relax, or enjoy family time, this property offers the perfect backdrop for your lifestyle. Do not miss the opportunity to make this charming house your new home.

selling quality
property since 1995








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Dimensions

GROUND FLOOR

Shower Room

Entrance Hallway

Lounge

5.89m x 4.06m

Kitchen

4.06m x 2.95m

Family/Dining Room

7.49m x 5.59m

W/C

Garage

3.71m x 2.34m

FIRST FLOOR

Bedroom One

3.45m x 3.10m

Bedroom Two

3.45m x 2.95m

Bathroom

SECOND FLOOR

Bedroom Three

4.42m x 3.25m

Bedroom Four

3.40m x 3.25m

Floor Plan



Total area: 1746.00 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.

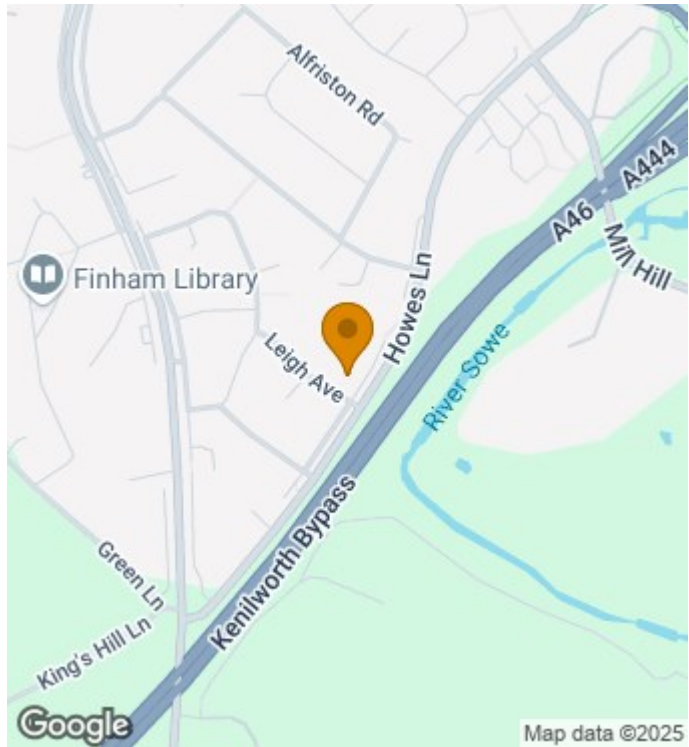
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

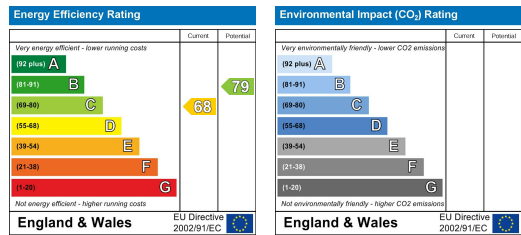
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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