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Property Experts



Briscoe Road
Holbrooks CV6 4JP

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* WELL PRESENTED SINGLE BAYED TERRACE * DOUBLE GLAZED CONSERVATORY * 3 WELL PROPORTIONED BEDROOMS * REFURBISHED SHOWER ROOM * DIRECT ACCESS TO PAVED CAR PARKING BAY * VIEWING HIGHLY RECOMMENDED

Nestled on Briscoe Road, just off Wheelwright Lane, this well-presented three-bedroom terrace house offers an ideal opportunity for first-time buyers or families seeking a comfortable home which has been well cared for over the past 58 years. The property has gas central heating with combination boiler installed November 2022 and double glazed windows with window shutters.

As you enter, you will be greeted by a bright and airy atmosphere, enhanced by the double-glazed conservatory that provides a perfect spot for relaxation or entertaining guests overlooking the rear garden and the kitchen with hob, fridge/ freezer and dishwasher !!

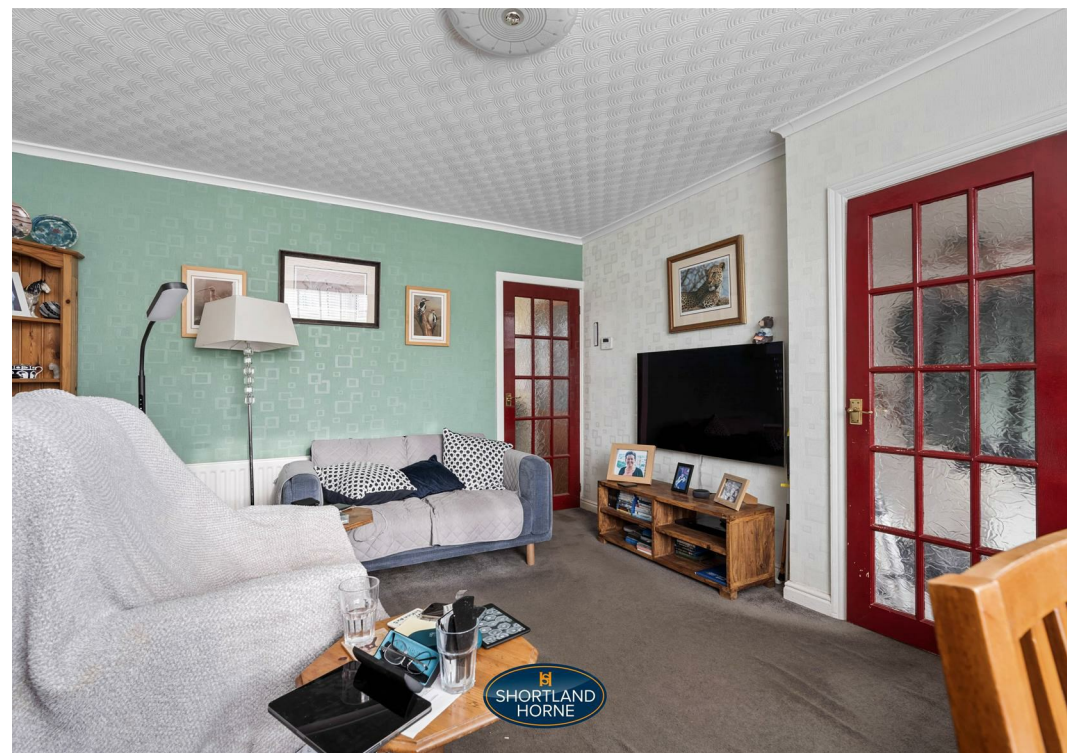
The recently refurbished shower room adds a touch of contemporary elegance, making it a practical and stylish feature of the property. Each of the three bedrooms is generously sized, providing ample room for family members or guests. The loft is approached via pull down ladder insulated and fully boarded.

Convenience is further enhanced by direct access to a paved car parking bay, ensuring that parking is never a hassle. This property is not only a lovely home but also a practical choice for those looking to settle in a thriving community with excellent local primary, junior & secondary schools and close to the A444 to the M6 as well as the Arena Shopping Centre.

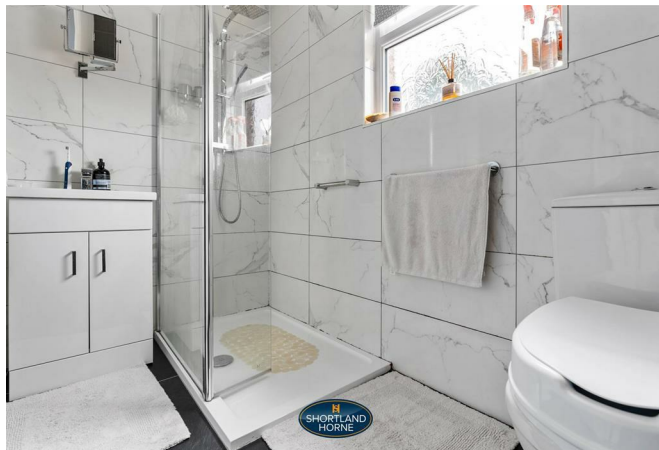
With its combination of modern amenities and a welcoming atmosphere, this terrace house on Briscoe Road is a must-see for anyone looking to make their next move in Coventry. Don't miss the chance to view this charming property and envision your future here.

selling quality
property since 1995









Dimensions

VESTIBULE HALL

FULLY FENCED
LAWN REAR GARDEN

BAY WINDOWED
LOUNGE

VIEWING HIGHLY
RECOMMENDED

4.26 x 3.94

KITCHEN

3.93 x 2.45

INDOOR WC

DOUBLE GLAZED
CONSERVATORY

3.00 x 1.95

LANDING WITH
ACCESS TO FULLY
BOARDED LOFT

BEDROOM ONE

4.26 x 3.05

BEDROOM TWO

3.05 x 2.44

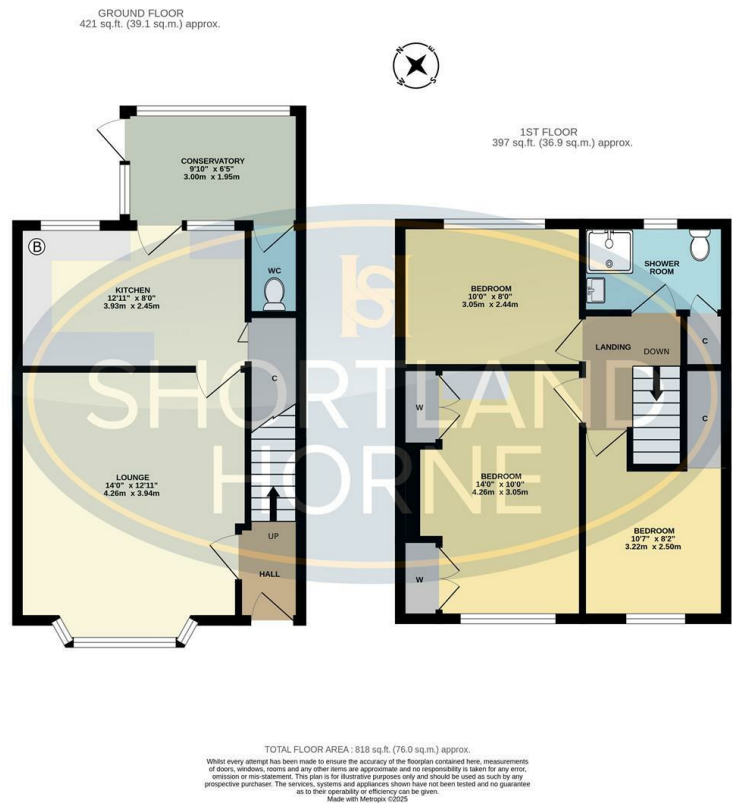
BEDROOM THREE

3.22 x 2.50

REFURBISHED
SHOWER ROOM

DIRECT ACCESS CAR
PARKING BAY

Floor Plan



Total area: 818.00 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

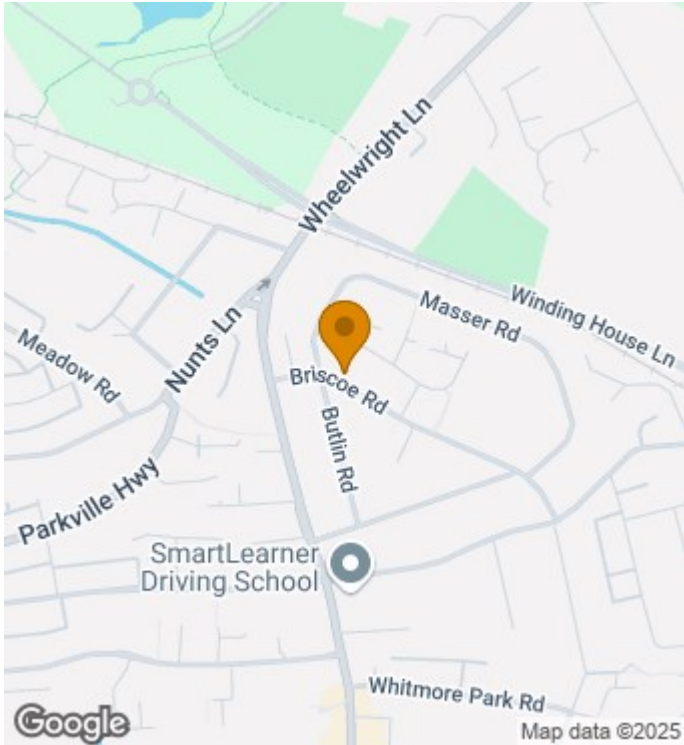
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

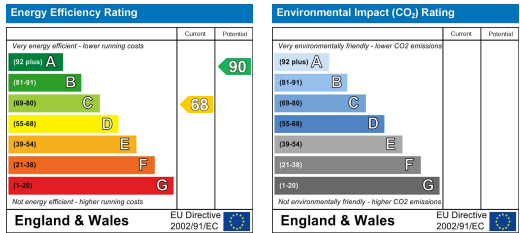
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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