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Brownhill Green Road  
Coundon CV6 2AR



# Brownhill Green Road

## CV6 2AR

AN IMMACULATE EXTENDED FAMILY HOME IN THE SOUGHT AFTER LOCATION OF COUNDON WITHIN COUNDON COURT SCHOOL CATCHMENT AREA.

This beautiful three bedroom mid terrace property is conveniently located to local shops, transport links & schools such as Coundon Court, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary. With great access links to the A45 (Birmingham) & A4114 (Coventry City Centre)

The ground floor offers an entrance hallway with doors leading off to a spacious 14ft Lounge, an open plan kitchen diner with a feature island, Quartz worktops, French doors, integrated appliances to include a dishwasher, a microwave, a fridge/freezer, wine cooler and a washing machine. Running off this delightful kitchen is a lovely open plan dining area.

On the first floor you will find a family bathroom and two double bedrooms. Venturing up to the second floor you will find a further double bedroom with access to a en-suite shower room.

selling quality  
property since 1995

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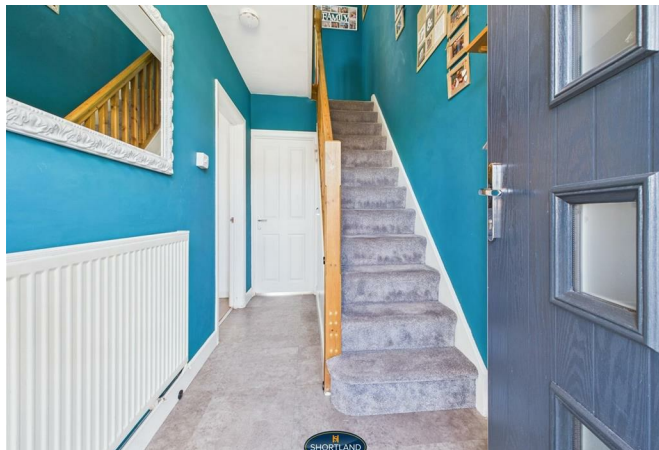






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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

3.28m x 1.73m

#### Living Room

4.32m x 3.05m

#### Kitchen/Diner

4.45m x 4.95m

### FIRST FLOOR

#### Bedroom

3.25m x 3.15m

#### Bedroom

3.91m x 4.90m (at the longest point)

#### Bathroom

1.55m x 1.68m

### SECOND FLOOR

#### Bedroom

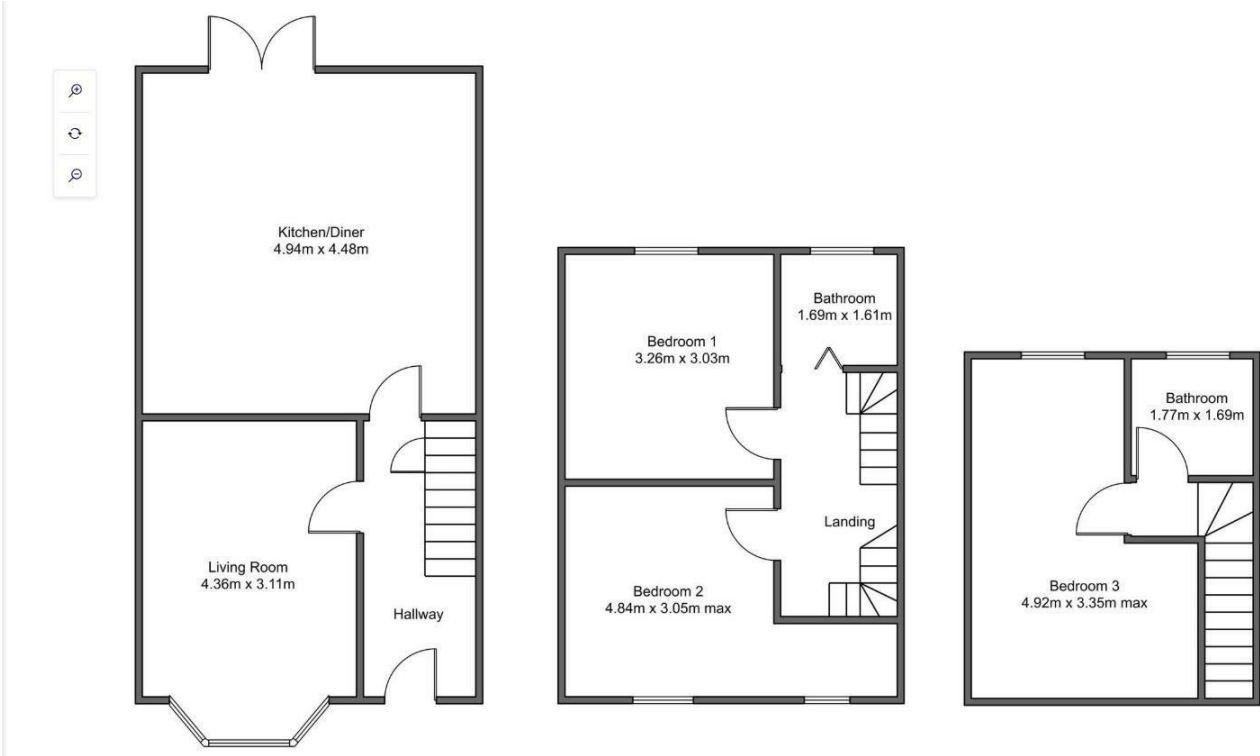
4.93m x 3.30m

#### Bathroom

1.70m x 1.78m



# Floor Plan



Total area: 78.00 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.

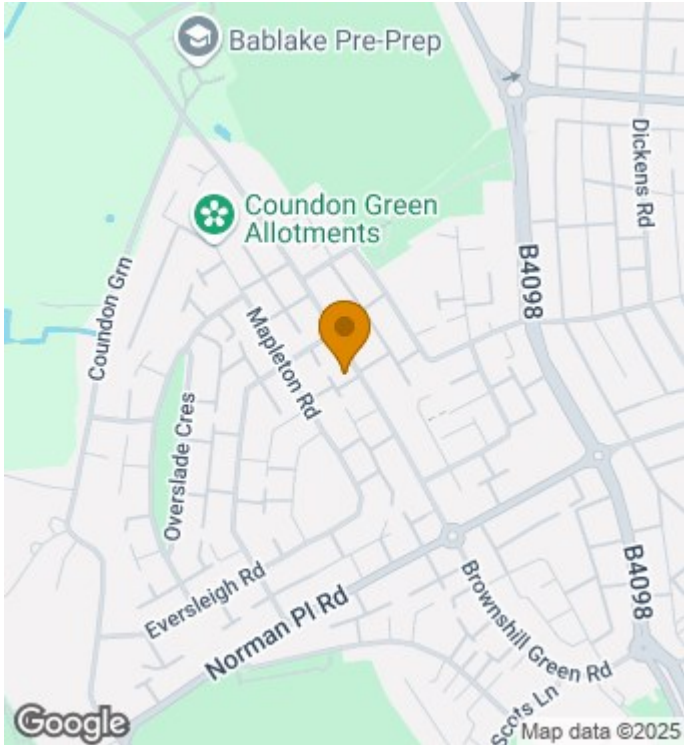
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

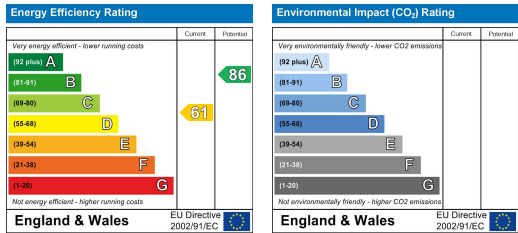
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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