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Hearsall Lane
CV5 6HG

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Nestled on the charming Hearsall Lane in Coventry, this delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,032 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The presence of two bathrooms adds to the practicality of the layout, ensuring that morning routines run smoothly and comfortably.

Outside there is a front fore garden and to the rear there is a fully enclosed lawned garden with a patio.

The location is particularly appealing, as it is situated close to the vibrant Earlsdon High Street. Here, residents can enjoy a variety of shops, cafes, and local amenities, all within easy reach. This area is known for its friendly community atmosphere and excellent transport links, making it a desirable place to live.

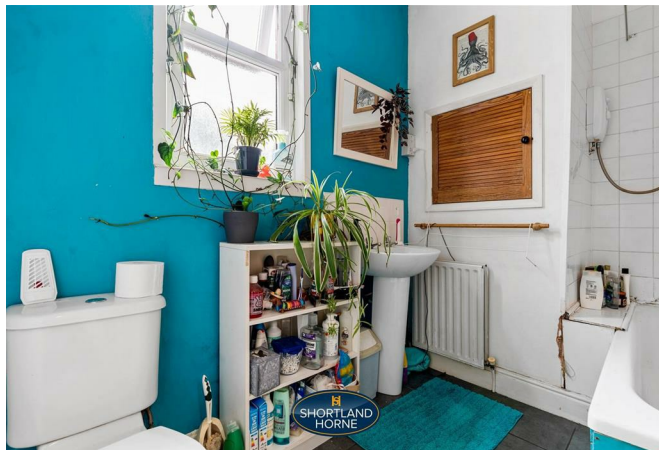
In summary, this property on Hearsall Lane presents an excellent opportunity for those looking for a spacious and well-located home in Coventry. With its generous living space and proximity to local conveniences, it is sure to attract interest from a range of potential buyers or renters.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.71m x 3.45m

Dining Room

3.81m x 3.76m

Kitchen

3.94m x 2.69m

Shower Room

FIRST FLOOR

Bedroom One

4.72m x 3.48m

Bedroom Two

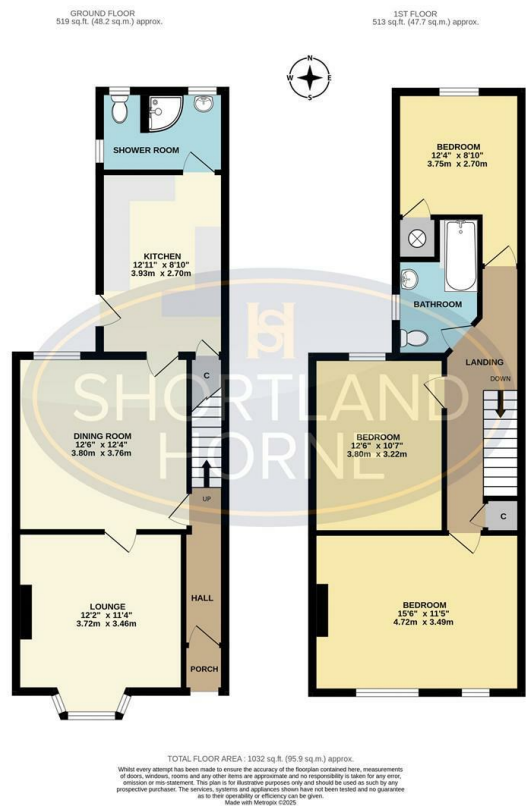
3.81m x 3.23m

Bedroom Three

3.76m x 2.69m

Bathroom

Floor Plan



Total area: 1032.00 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.

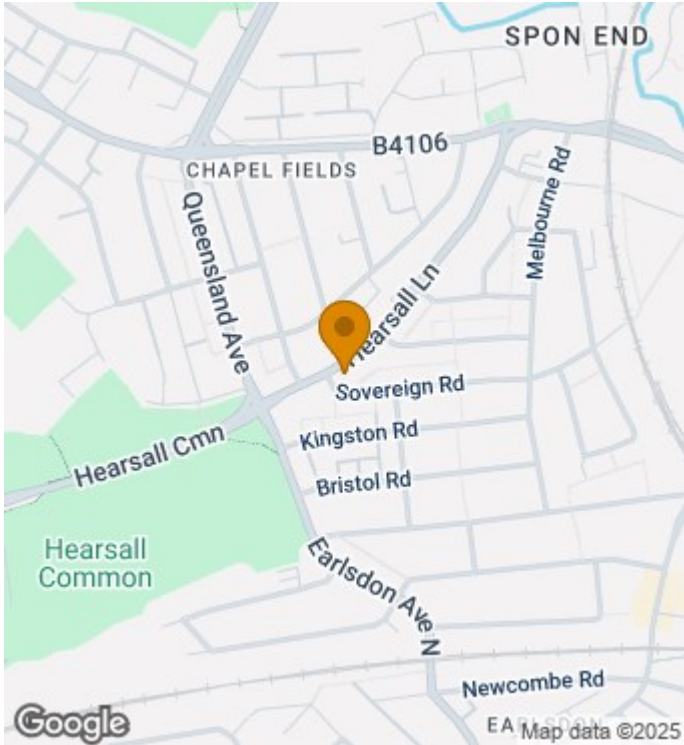
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

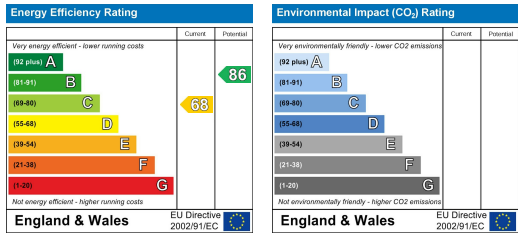
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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