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Property Experts



Norman Place Road  
Coundon CV6 2BU



# Norman Place Road

## CV6 2BU

**\*\*VIRTUAL TOUR\*\* EXTENDED DOUBLE CIRCULAR BAYED TERRACE \*  
OVERLOOKING BABLAKE SCHOOL FIELDS \* 3 BEDROOMS \* DIRECT ACCESS CAR  
PARKING BAY \* VIEWING HIGHLY RECOMMENDED**

Nestled on Norman Place Road, just off Hollyfast Road, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The property boasts an extended double circular bay, providing a unique architectural feature that enhances its appeal with direct access to a car parking bay with drop kerb.

As you enter, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining guests through to the fitted kitchen flowing into a utility / lobby and to the cloakroom. This well-designed layout makes it easy to manage household tasks while enjoying the company of family and friends with double glazed conservatory overlooking the rear garden.

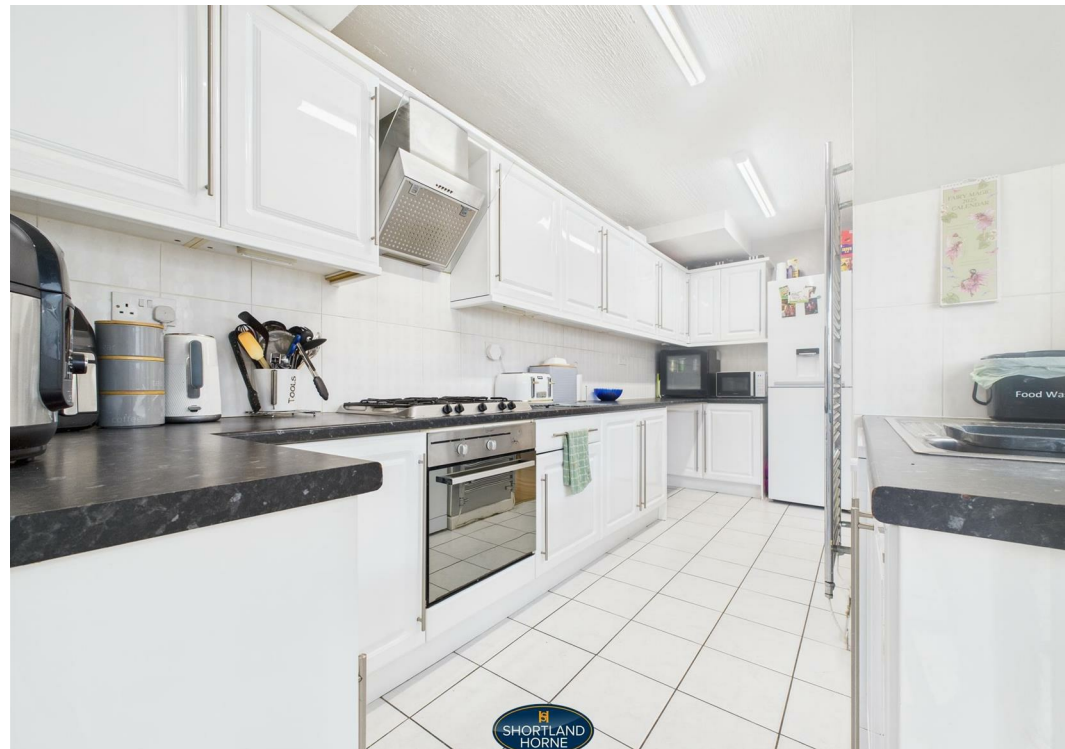
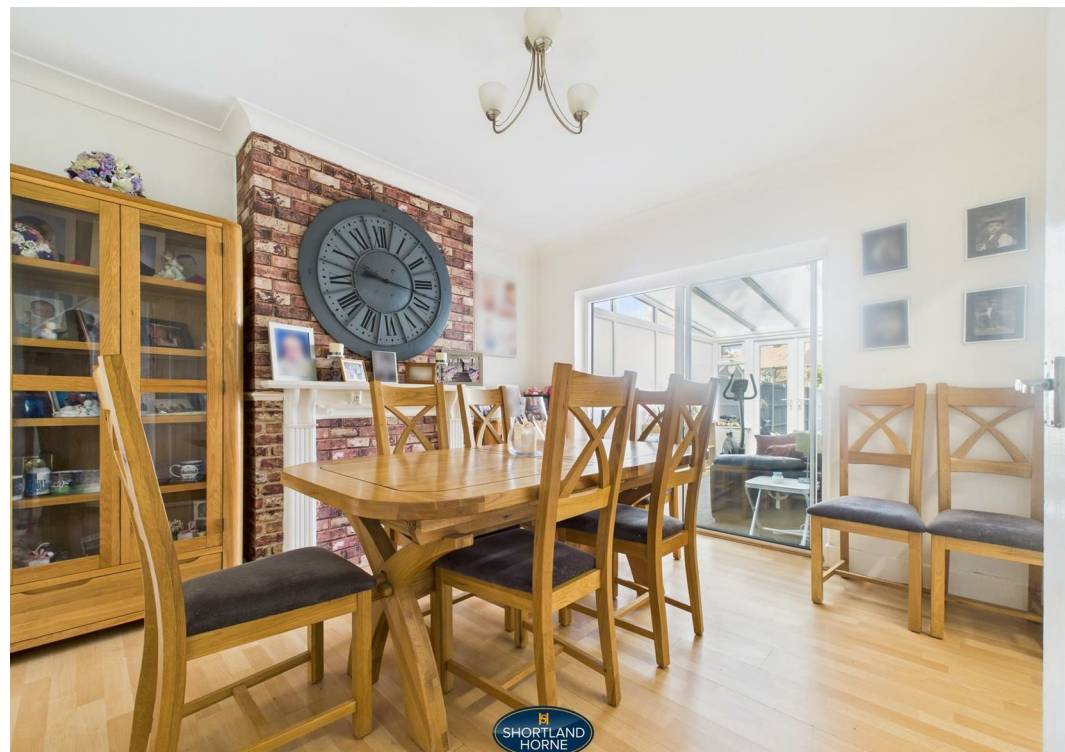
The house comprises three inviting bedrooms, and refurbished shower room. The pleasant aspect to the front of the property overlooks the Bablake School fields, providing a serene view and a sense of openness.

selling quality  
property since 1995

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## Dimensions

### ENTRANCE HALL

### BAY WINDOWED LOUNGE

3.43m x 3.45m

### DINING ROOM

3.33m x 3.45m

### DOUBLE GLAZED CONSERVATORY

2.49m x 3.96m

### FITTED KITCHEN WITH HOB & OVEN

1.73m x 5.00m

### UTILITY/ LOBBY

1.50m x 1.60m

### LANDING

### CLOAKROOM

0.79m x 1.52m

### BEDROOM ONE

2.95m x 4.32m

### BEDROOM TWO

3.35m x 3.51m

### BEDROOM THREE

2.11m x 2.57m

### SHOWER ROOM

2.01m x 1.63m

### REAR CAR ACCESS

### DIRECT ACCESS CAR PARKING BAY

### VIEWING HIGHLY RECOMMENDED

### FRONT & FULLY FENCED REAR GARDEN



Floor Plan



Total area: 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.

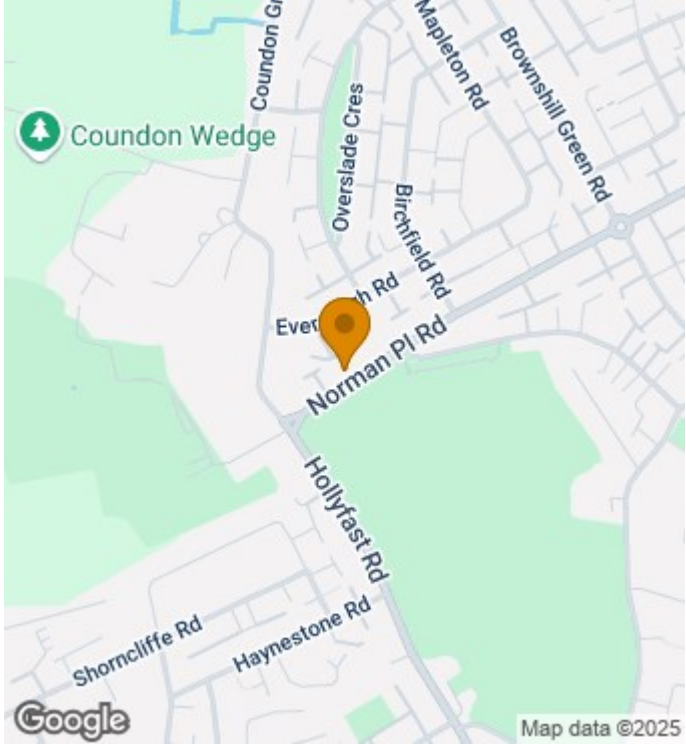
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

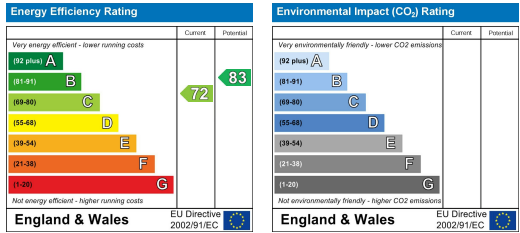
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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