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Beechwood Avenue  
CV5 6FR

# Beechwood Avenue

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Nestled on the esteemed Beechwood Avenue in Coventry, this splendid semi-detached family home offers an abundance of space and modern charm, making it an ideal choice for those seeking a comfortable and stylish residence. With five generously sized bedrooms and two reception rooms, this property is perfect for family living and entertaining.

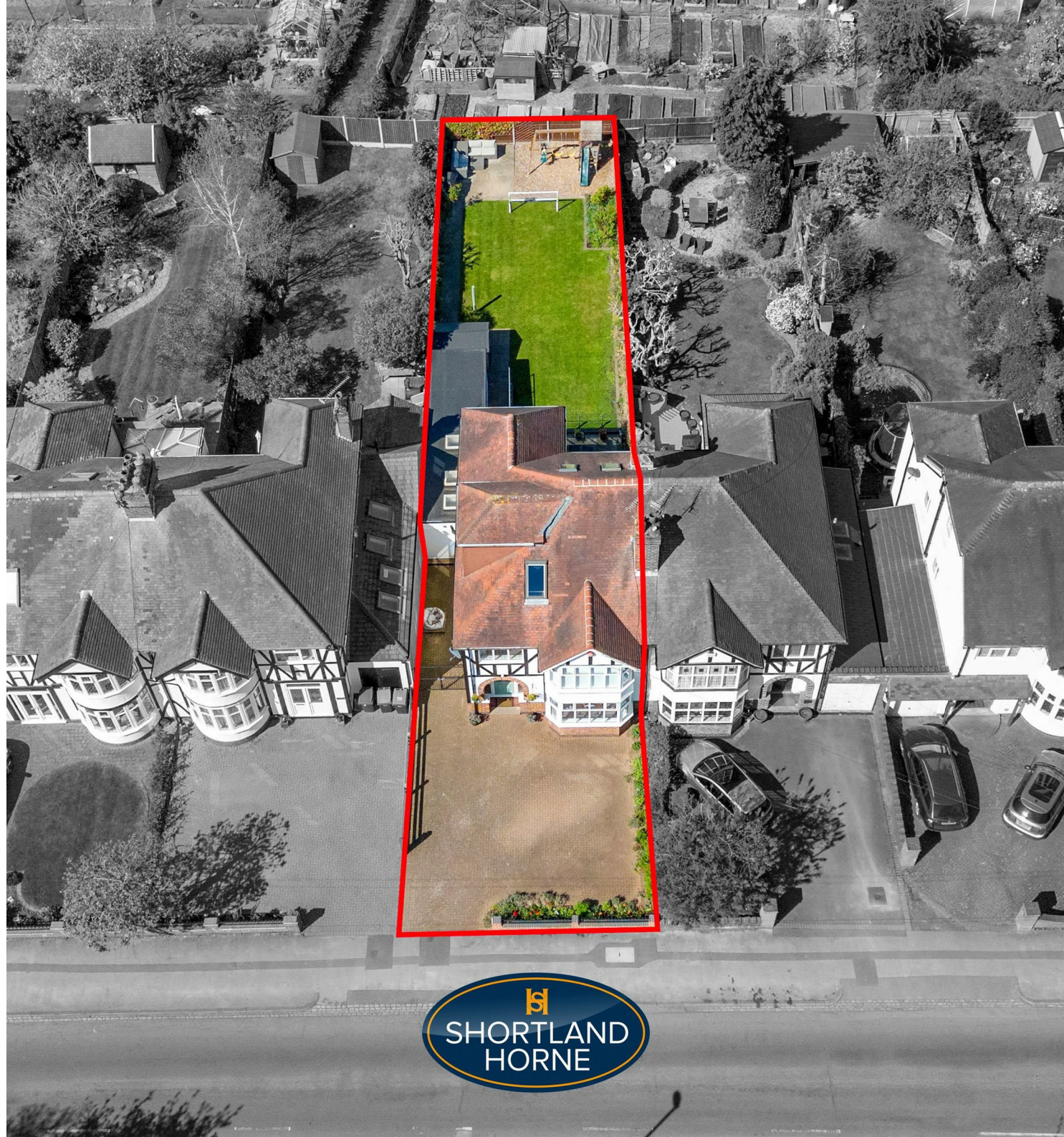
As you enter, you are greeted by a stunning entrance hallway that sets the tone for the rest of the home. The lounge features a delightful fireplace and a delightful bay window overlooking the front drive. Additionally, there is a further family room with Bi-folds opening out to the picturesque views of the garden and beyond. The breakfast kitchen/diner is equipped with modern conveniences, including a fitted fridge, microwave, dishwasher, and oven, all complemented by elegant red quartz worktops. Double doors open from the kitchen into the garden, enhancing the flow of indoor and outdoor living, there is a very useful shower room and access to a great sized garage.

The first floor comprises four well-proportioned bedrooms and a spacious family bathroom, while the second floor offers a versatile space that can serve as a home office, along with an additional double bedroom.

The rear garden is a serene retreat, providing a peaceful escape with its quiet surroundings, backing onto allotments. The garage has with an up-and-over door for added convenience.

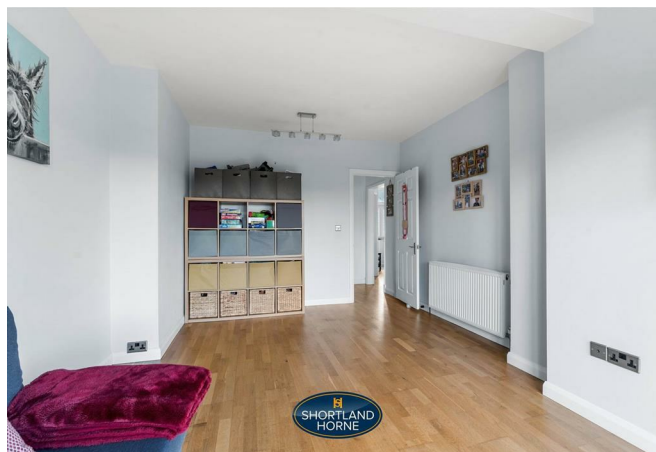
Situated within walking distance of local amenities, War Memorial Park, schools, and the train station, this property combines comfort, style, and practicality, making it a wonderful family home in a sought-after area.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

4.78m x 4.09m

Shower Room

Family Room

4.75m x 3.51m

Kitchen/Dining Room

5.74m x 3.07m

Garage

10.31m x 2.62m

### FIRST FLOOR

Bedroom One

4.78m x 3.78m

Bedroom Two

4.39m x 3.48m

Bedroom Three

3.10m x 2.87m

Bedroom Four

2.59m x 2.57m

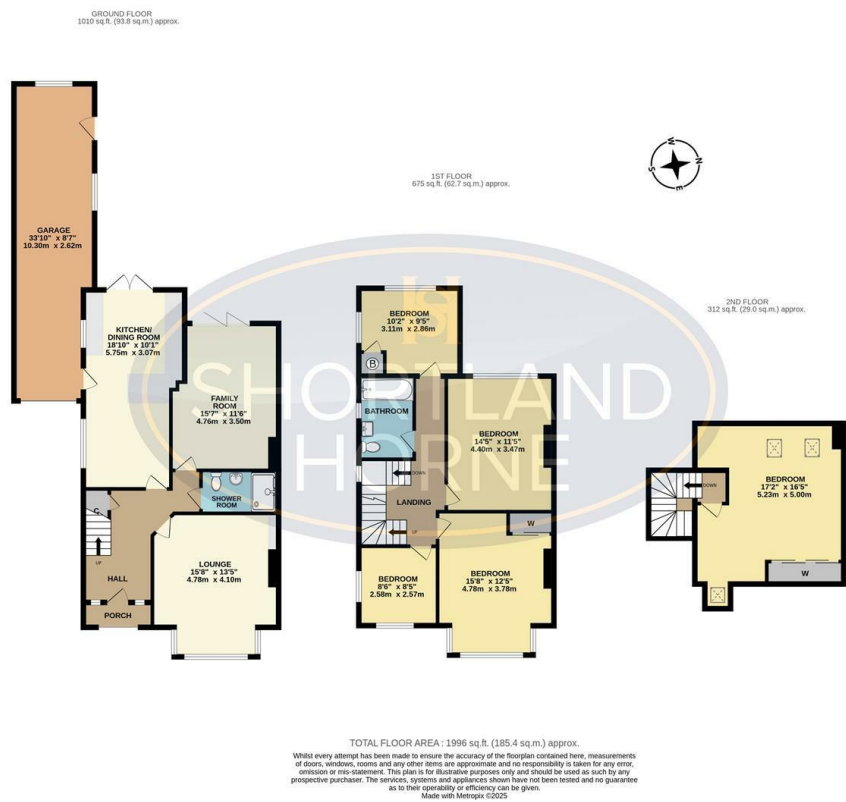
Bathroom

### SECOND FLOOR

Bedroom Five

5.23m x 5.00m

# Floor Plan



Total area: 1996.00 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.

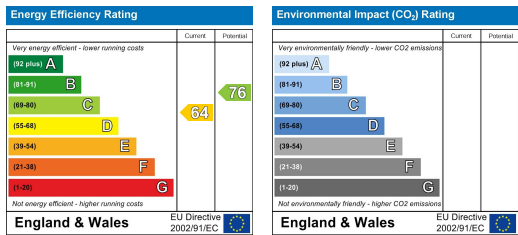
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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