



SHORTLAND
HORNE

PELHAM BEND

Trusted
Property Experts

Pelham Bend
CV4 9GT

Pelham Bend

CV4 9GT

Nestled in the desirable area of Banner Brook Park, Coventry, this splendid three-bedroom semi-detached townhouse offers a perfect blend of modern living and family comfort. Spanning three well-designed floors, this property is ideal for those seeking ample space in a vibrant community, renowned for its excellent school catchments.

Upon entering, you are greeted by a welcoming hallway that leads to a versatile ground floor lounge, which can also serve as an additional bedroom. This level also features a convenient W/C and direct access to the integrated garage, enhancing the practicality of the home.

The first floor boasts a contemporary fitted kitchen, perfect for culinary enthusiasts, alongside a spacious lounge adorned with a charming feature fireplace, creating a warm and inviting atmosphere. A second W/C on this level adds to the convenience for family living.

Ascending to the second floor, you will discover two generously sized double bedrooms. The master bedroom is particularly noteworthy, as it includes an en-suite bathroom, providing a private retreat. Additionally, a well-appointed family bathroom serves the

Custom text box

selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

W/C

Kitchen/Dining Room

4.60m x 3.89m

FIRST FLOOR

Lounge

4.60m x 2.92m

Bedroom One

4.04m x 3.86m

Balcony

En-Suite

SECOND FLOOR

Bedroom Two

4.60m x 3.12m

Bathroom

Bedroom Three

4.62m x 2.95m

OUTSIDE

Garage

Floor Plan



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.

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

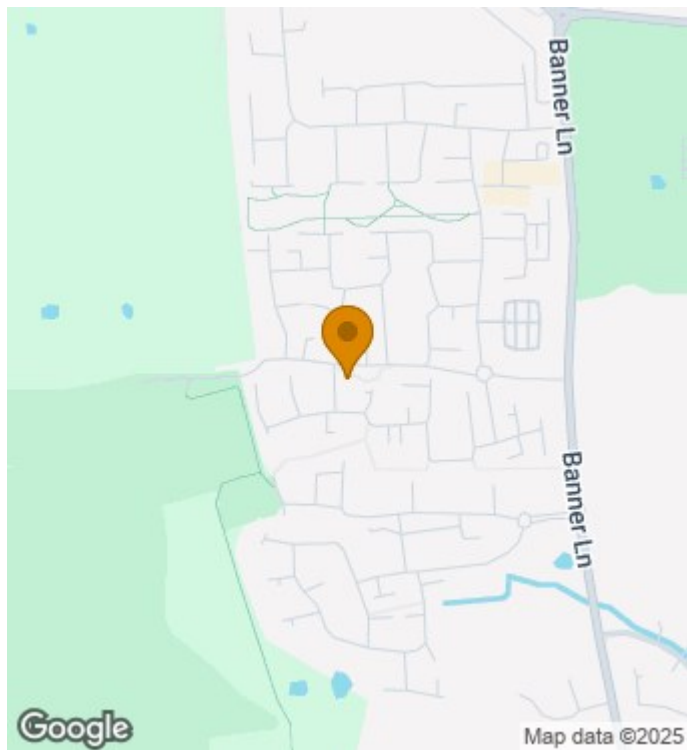
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

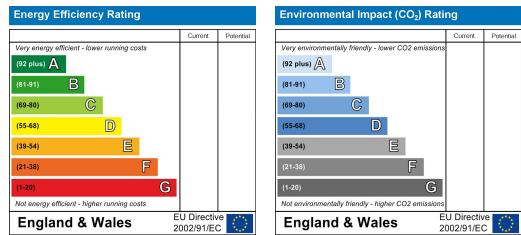
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



EPC



Trusted
Property Experts