



Trusted
Property Experts

Bedlam Lane
Longford CV6 6AR

Bedlam Lane

CV6 6AR

NO ONWARD CHAIN**FANTASTIC LOCATION**SUPPERB POTENTIALVIRTUAL TOUR AVAILABLE***

A superbly located three bedroom end of terrace house located in a quiet cul-de-sac in the Holbrooks area of Coventry overlooking the CBS Arena and walking distance to the Arena Park Shopping Centre.

The ground floor accommodation briefly comprises of: through lounge leading to an extended kitchen/dining area and external shower room to the rear.

To the first floor you will find two double bedrooms and third single bedroom as well as modern shower room.

To the rear of the property, you will find a low maintenance, private garden with garage.

Location:

Within close vicinity of local shops, schools, nursery, and amenities including the Arena Park Shopping Centre. For those who frequently commute there is easy access to the A444, and the Arena Train Station is only a short drive away.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Onward Chain

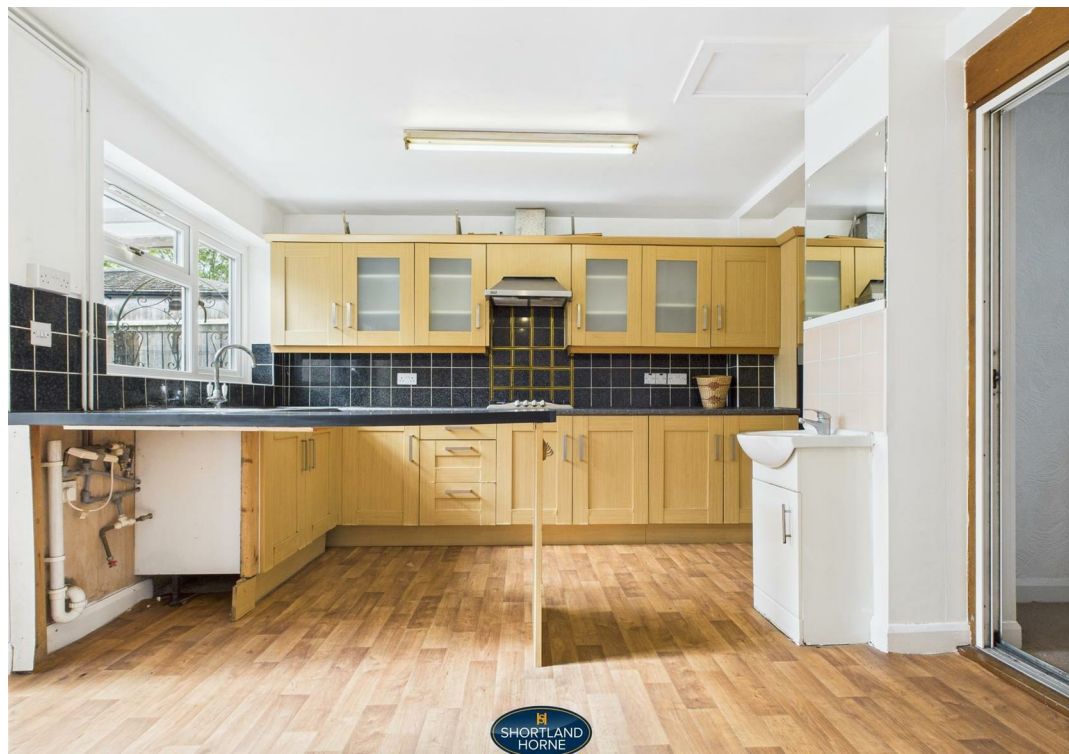
EPC Rating: D

Council Tax Band: B

Total Area: Approx: 936 Sq. Ft

selling quality
property since 1995









Dimensions

Entrance Porch

0.89m x 1.68m

Hallway

4.22m x 1.63m

Living Room

7.24m x 3.23m

Kitchen

Downstairs Wet Room

2.24m x 0.76m

FLOOR ONE

Bedroom One

3.89m x 2.95m

Bedroom Two

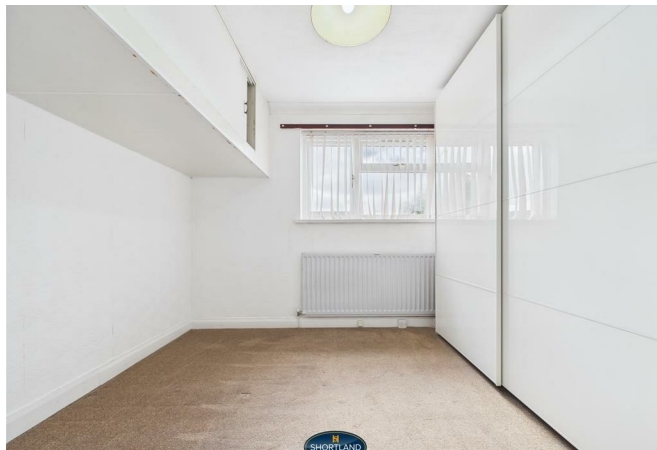
3.28m x 3.20m

Bedroom Three

2.39m x 1.96m

Shower Room

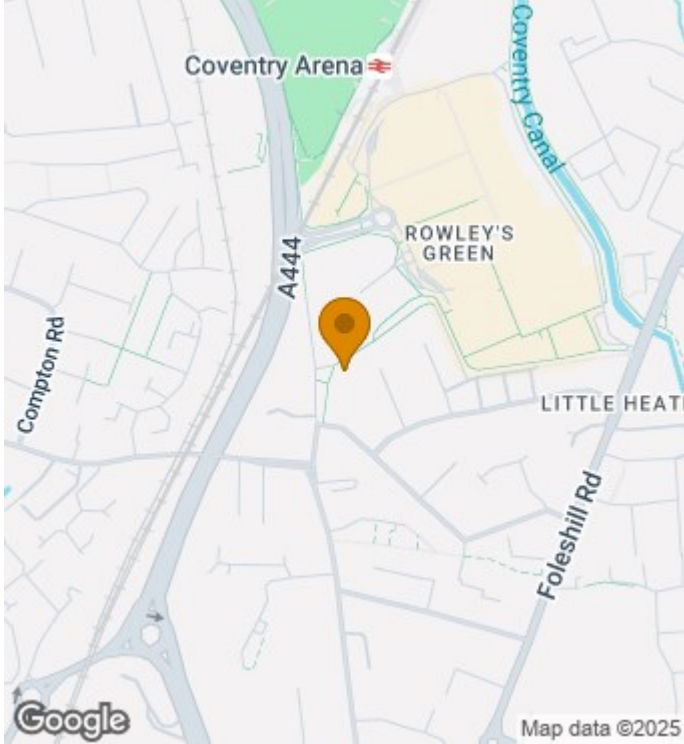
1.65m x 1.63m



Floor Plan



Location Map



Total area: 936.00 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.

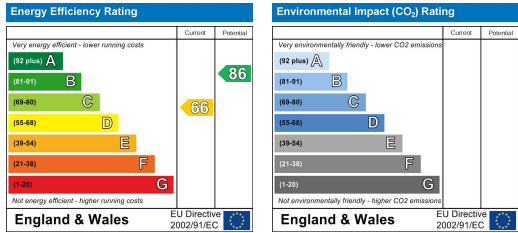
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

EPC



Trusted
Property Experts