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Kingsland Avenue  
CV5 8EA

# Kingsland Avenue

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\* WELL PRESENTED SINGLE STONE BAYED TERRACE \* WITHIN WALKING DISTANCE OF HEARSALL COMMON \* FITTED KITCHEN \* 2 DOUBLE BEDROOMS \* VIEWING HIGHLY RECOMMENDED

Welcome to Kingsland Avenue, Coventry! This charming mid-terrace house is a hidden gem waiting for you to call it home, currently occupied by a young couple. As you step inside, you'll be greeted by not just one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With two cosy double bedrooms, there's plenty of space for a growing family with gas central heating and upvc double glazed windows. The property boasts a fully tiled bathroom with shower ensuring your comfort and convenience.

The attractively presented single stone bayed terrace adds character to the exterior, making it a standout on the street just off Fife Road, within walking distance of Hearsall Common, and enjoy leisurely strolls or picnics in the park whenever you please.

The bayed windowed lounge is a delightful space to unwind after a long day. The two double bedrooms offer ample space and comfort, providing a peaceful retreat for a good night's sleep.

This property is a true hidden treasure, and a viewing is highly recommended to fully appreciate all it has to offer. Don't miss out on the opportunity to make this house your home sweet home in Coventry.









## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

3.40m x 3.05m

#### Dining Room

3.96m x 3.94m

#### Kitchen

4.45m x 2.03m

### FIRST FLOOR

#### Bedroom One

3.96m x 3.40m

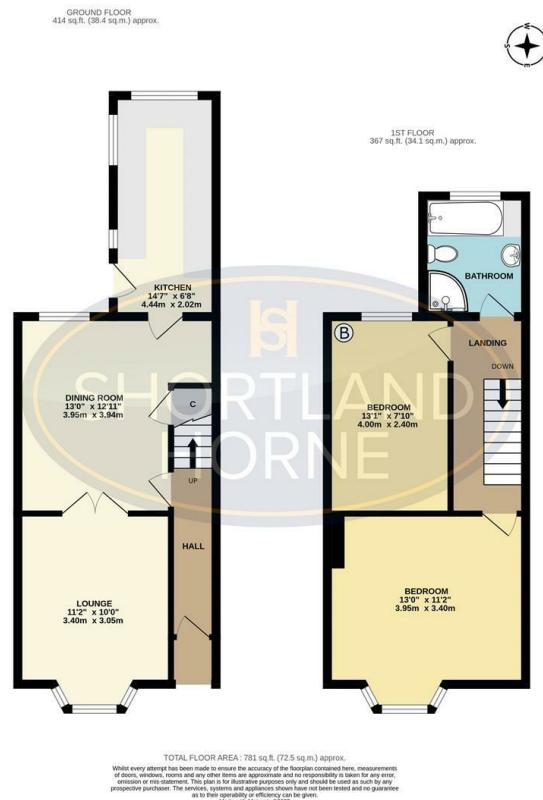
#### Bedroom Two

3.99m x 2.39m

#### Bathroom



## 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

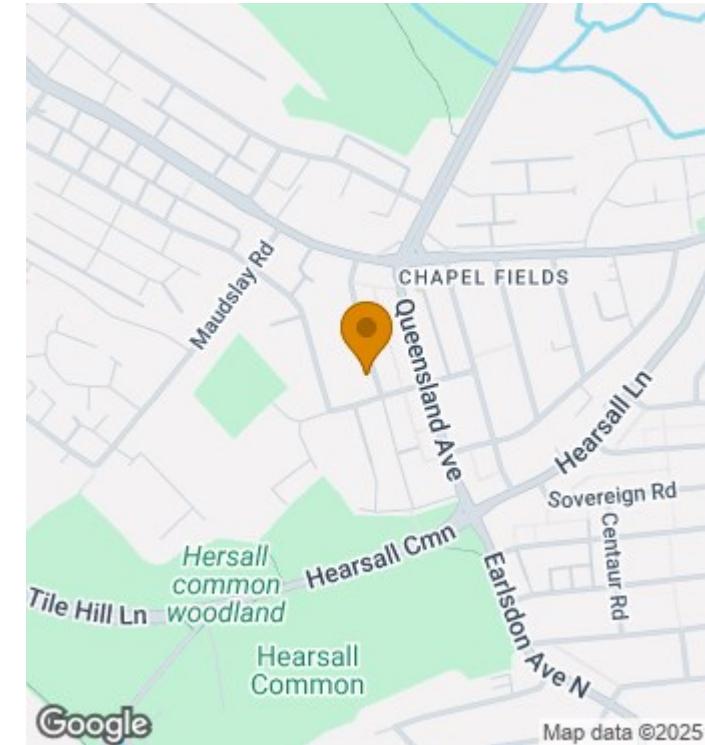
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

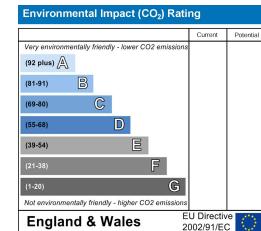
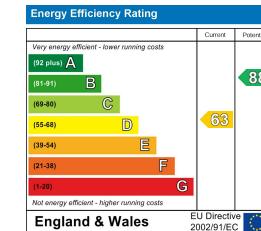
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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