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Laburnum Avenue
CV6 1EH

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Nestled in the desirable suburb of Coventry on Laburnum Avenue, this beautiful family home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by a welcoming hallway featuring a charming door and elegant tiled flooring, leading you to the inviting lounge at the front of the house. The heart of the home is undoubtedly the open-plan extended kitchen diner at the rear, which provides a wonderful space for family gatherings. This area not only accommodates a dining table and chairs but also includes a cosy seating area that overlooks the beautifully landscaped rear garden.

The first floor comprises two generous double bedrooms, a single bedroom, and a family bathroom, ensuring ample space for everyone. Ascend to the second floor, where you will find an additional bedroom, perfect for guests or as a private study.

Externally, the property boasts a well-maintained front garden and a fully enclosed rear garden, which has been thoughtfully landscaped to include a patio area and a

selling quality
property since 1995

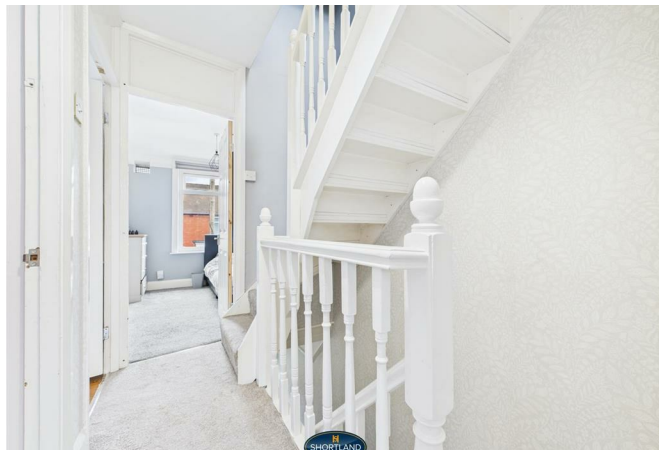
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Dimensions

GROUND FLOOR

Hallway

Living Room

4.58 x 3.81

Dining Room

3.47 x 3.22

Kitchen

6.33 x 2.50

FIRST FLOOR

Bedroom

3.66 x 3.36

Bedroom

3.80 x 3.61

Bedroom

2.66 x 2.28

Bathroom

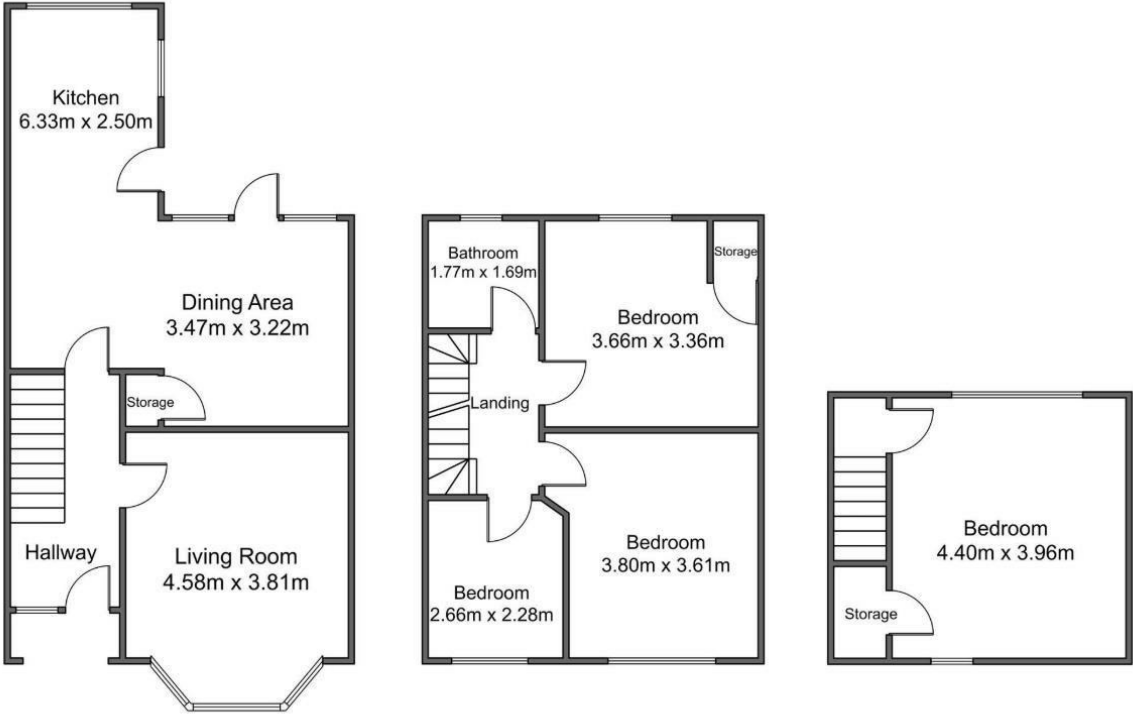
1.77 x 1.69

SECOND FLOOR

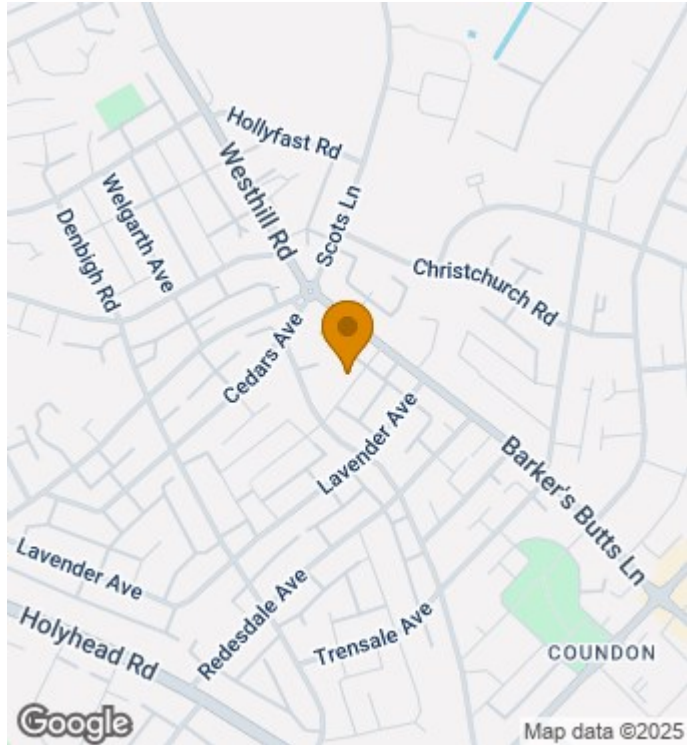
Bedroom

4.40 x 3.96

Floor Plan



Location Map



Total area: sq ft

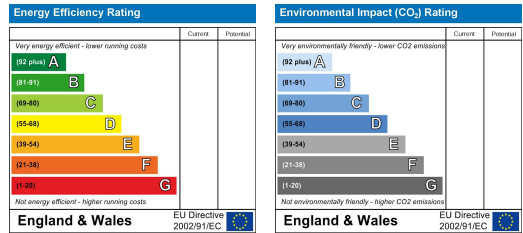
Disclaimer

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.
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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.

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