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Foreland Way
CV6 2NN

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* EXTENDED 4 BEDROOM ENSUITE BRYANT BUILT DETACHED HOUSE * SMALL MODERN DEVELOPMENT IN CUL DE SAC SETTING * DOUBLE GLAZED CONSERVATORY * DIRECT ACCESS DOUBLE WIDTH DRIVE TO BRICK GARAGE * VIEWING RECOMMENDED WITH NO UPWARD CHAIN

Nestled in the pleasant cul-de-sac of Foreland Way, Coventry, this impressive extended four-bedroom detached house, built by the reputable Bryant, offers a perfect blend of comfort and modern living. The property boasts a cottage style lounge providing ample space for both relaxation and entertaining. The heart of the home is undoubtedly the full-width dining room that seamlessly connects to the kitchen with slot in Rangemaster cooker, integrated washing machine, dishwasher & refrigerator creating an inviting atmosphere for family gatherings and dinner parties through to the double glazed conservatory.

The four generously sized bedrooms ensure that there is plenty of room for family or guests, with the principal bedroom featuring a convenient ensuite shower room for added privacy and convenience. This home has been lovingly occupied for over 40 years, reflecting a sense of warmth and stability, and it comes to the market with no

selling quality
property since 1995

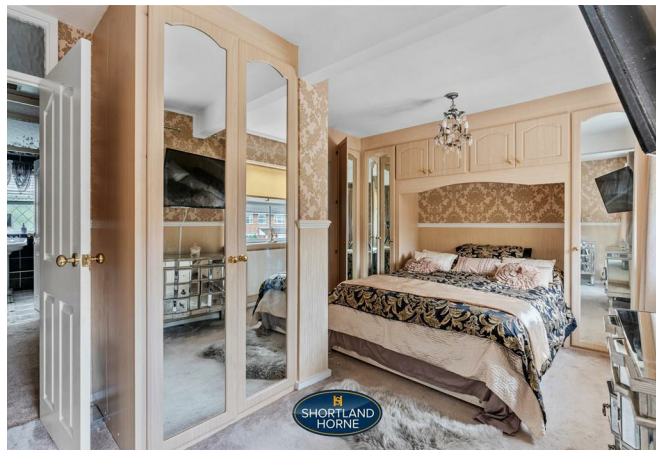
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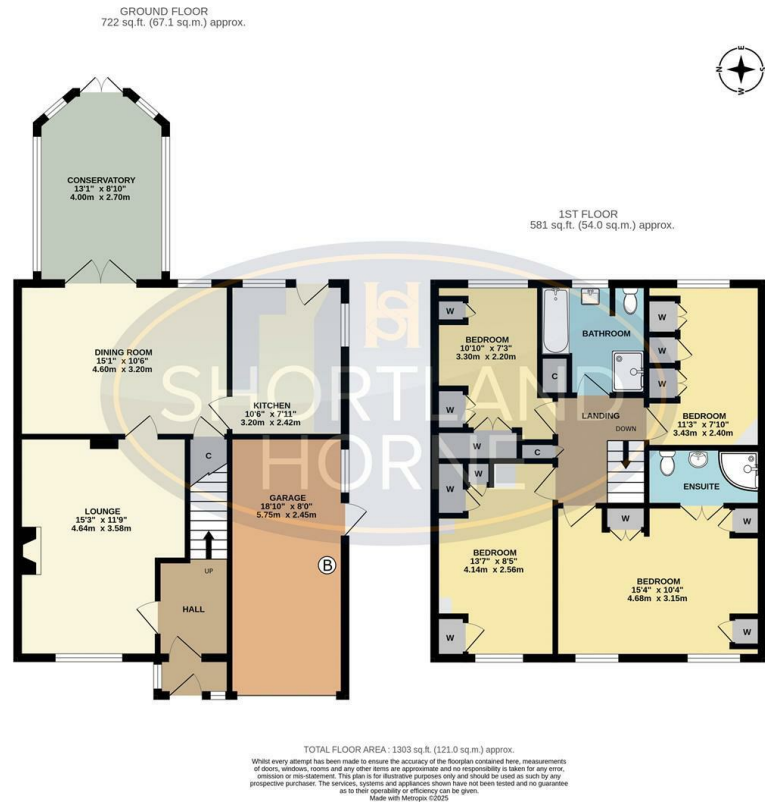




Dimensions

STORM PORCH	DIRECT ACCESS
ENTRANCE HALL	INTEGRAL BRICK GARAGE
COTTAGE STYLE BAY WINDOWED LOUNGE	FRONT & PRIVATE REAR GARDEN
DINING ROOM THROUGH TO DOUBLE GLAZED CONSERVATORY	NO UPWARD CHAIN
KITCHEN WITH SLOT IN RANGEMASTER GAS COOKER & BUI	
LANDING	
BEDROOM ONE	
ENSUITE FULLY TILED SHOWER ROOM	
BEDROOM TWO	
BEDROOM THREE	
BEDROOM FOUR	
FULLY TILED BATHROOM WITH SHOWER CUBICLE	

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 Shorland 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 Home 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

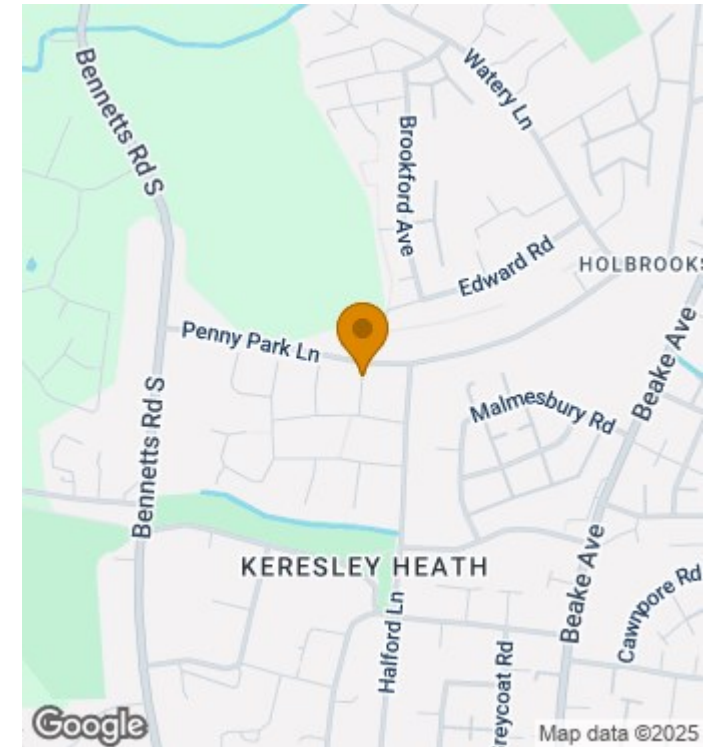
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

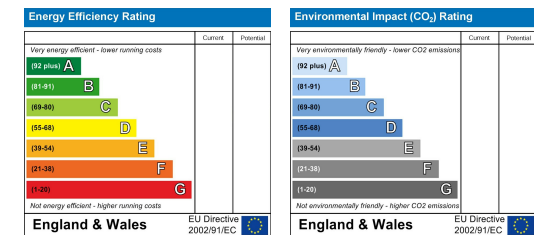
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary depending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