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**Sadler Road
Keresley CV6 2LE**

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* WELL PRESENTED & EXTENDED DOUBLE BAYED TERRACE * GAS CH & DOUBLE GLAZED * EXTENDED KITCHEN WITH WHITE WIPE FRONTED UNITS WITH HOB & OVEN * 3 BEDROOMS ONE WITH FULL LENGTH FITTED WARDROBES * DIRECT ACCESS DOUBLE WIDTH CAR PARKING BAY & REAR CAR ACCESS * ENCLOSED REAR GARDEN WITH SUMMERHOUSE/ GYM * MUST BE VIEWED

Nestled on Sadler Road in the vibrant city of Coventry, this well-presented mid-terrace house offers a delightful blend of comfort and functionality. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The inviting lounge features an attractive archway leading to the dining room, creating a warm and welcoming atmosphere for entertaining guests or enjoying family meals.

The extended kitchen is a standout feature, equipped with a hob and oven, providing ample space for culinary creativity. This area is sure to become the heart of the home, where you can prepare delicious meals and enjoy quality time with loved ones.

Outside, the property boasts a direct access double car parking bay, ensuring convenience for residents and visitors alike. Additionally, there is rear car access, making it easy to navigate the outdoor space. The garden is enhanced by a charming summerhouse, currently utilized as a gym, offering a versatile area for relaxation or exercise.

This home is not only well-located but also thoughtfully designed to cater to modern living. With its attractive features and practical amenities, it presents an excellent opportunity for those looking to settle in a thriving community. Don't miss the chance to make this lovely property your own.

selling quality
property since 1995



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Dimensions

ENTRANCE HALL
FRONT & FULLY
FENCED REAR
GARDEN

BAY WINDOWED
LOUNGE THROUGH
TO DINING ROOM
SUMMERHOUSE/ GYM
4.42m x 3.81m
VIEWING HIGHLY
RECOMMENDED

EXTENDED KITCHEN
WITH HOB & OVEN
5.08m x 3.02m

LANDING

BEDROOM ONE
3.48m x 3.38m

BEDROOM TWO
3.43m x 3.25m

BEDROOM THREE
2.44m x 2.03m

FULLY TILED
BATHROOM WITH
SHOWER

DIRECT ACCESS
DOUBLE WIDTH CAR
PARKING BAY

REAR VEHICULAR
CAR ACCESS

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

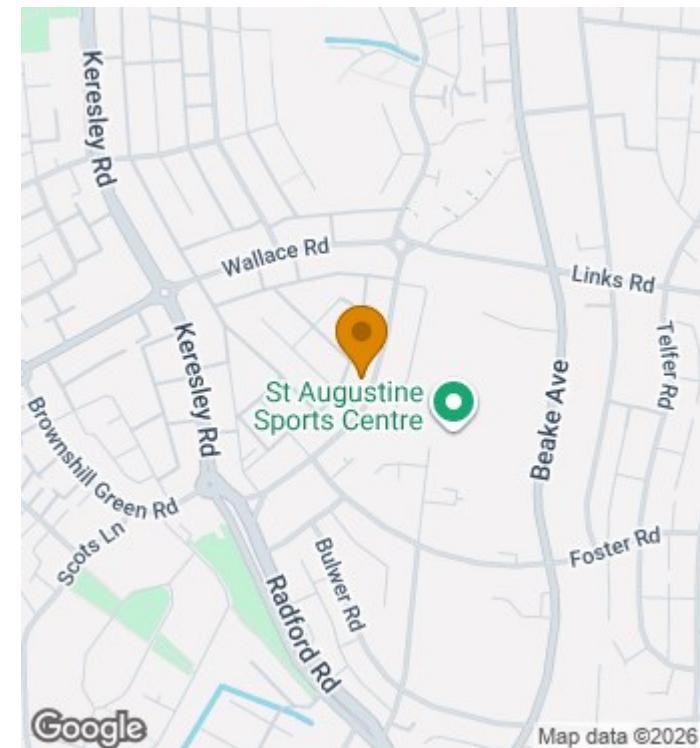
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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