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Addison Road
CV6 2JL

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Nestled on Addison Road in the charming area of Keresley, Coventry, this delightful semi detached home offers a spacious and well-designed living environment, perfect for families or those seeking extra room to breathe. Spanning an impressive 1,445 square feet, this four-bedroom home boasts a thoughtful layout that combines comfort with functionality.

Upon entering via a porch the entrance hall benefits from good storage with a lovely lounge to the left hand side which provides a lovely space for relaxation and social gatherings. The entrance hall then leads to the heart of the home which is the open-plan kitchen and family area, which is ideal for modern living. This space is complemented by a separate dining room, perfect for hosting dinner parties or enjoying family meals.

The property features four generously sized bedrooms, ensuring that everyone has their own personal retreat. The second-floor bedroom is particularly noteworthy, as it includes an ensuite bathroom, offering added privacy and convenience. A well-appointed family bathroom serves the remaining bedrooms, catering to the needs of the household.

One of the standout features of this property is the large rear plot, which includes a wide garden and a terraced area that is perfect for entertaining guests during the warmer months. There is also a turfed area and stoned area with a substantial storage facility/garage, providing practical solutions for all your storage needs.

For those with vehicles, the property benefits from allocated off-road parking spaces at the front, ensuring ease of access and security. There is also direct access to the rear from Dickens Road. This home is not just a place to live; it is a sanctuary that combines space, comfort, and a welcoming atmosphere. With its prime location and excellent amenities, this property is a must-see for anyone looking to settle in Coventry.

selling quality
property since 1995









Dimensions

GROUND FLOOR

PORCH

ENTRANCE HALL

LOUNGE

3.53m x 3.33m

DINING ROOM

3.35 x 3.17

KITCHEN/FAMILY ROOM

8.28 x 3.74

UTILITY ROOM

DOWNSTAIRS WC

FIRST FLOOR

BEDROOM 1

3.33m x 3.18m

BEDROOM 2

3.33 x 3.18

BEDROOM 3

2.44 x 1.94

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 4

3.81m x 3.40m

GARAGE

4.2 x 4.1



Total area: 1445.00 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

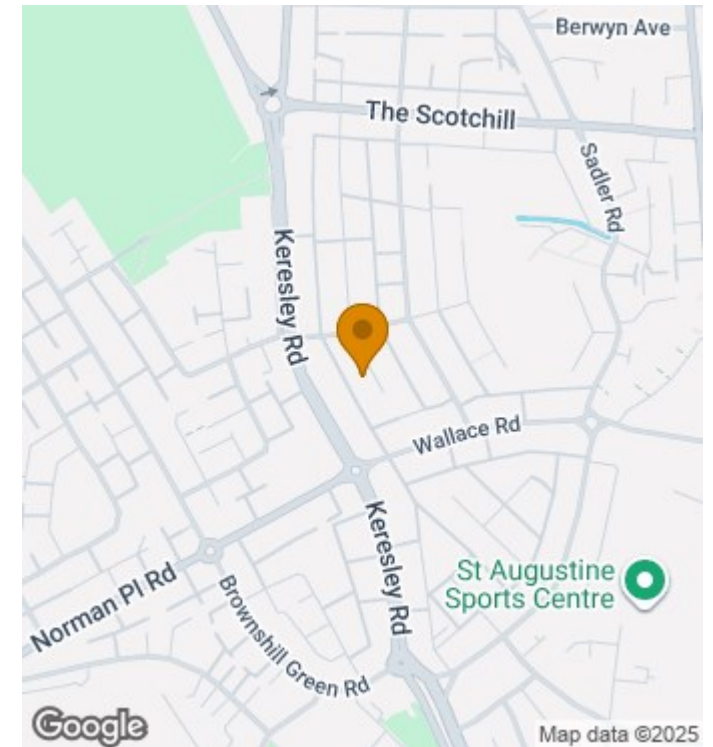
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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