



  
**SHORTLAND  
HORNE**

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Property Experts

**Melbourne Road  
CV5 6JP**

# Melbourne Road CV5 6JP

Nestled in the heart of Coventry on the charming Melbourne Road, is this delightful two-bedroom mid-terrace house.

Conveniently situated just a stone's throw away from the lively Earlsdon high street, this home offers the best of both worlds - a peaceful retreat with easy access to vibrant amenities. Whether you are looking to make this your own family home or considering it as an investment opportunity with a tenant already in place, this property caters to various needs.

As you step inside, you are greeted by a cosy living room, perfect for unwinding after a long day. The adjacent dining room provides a lovely space for family meals or hosting guests. The modern kitchen is equipped with a range of wall and base units, offering plenty of storage, and space for additional appliances.

Upstairs, the landing leads to two generously sized bedrooms, providing comfortable retreats for a good night's sleep and a well-maintained bathroom.

With the added benefit of being offered as freehold and with no onward chain, this

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## Dimensions

### GROUND FLOOR

Reception Room

Lounge

Kitchen

Bathroom

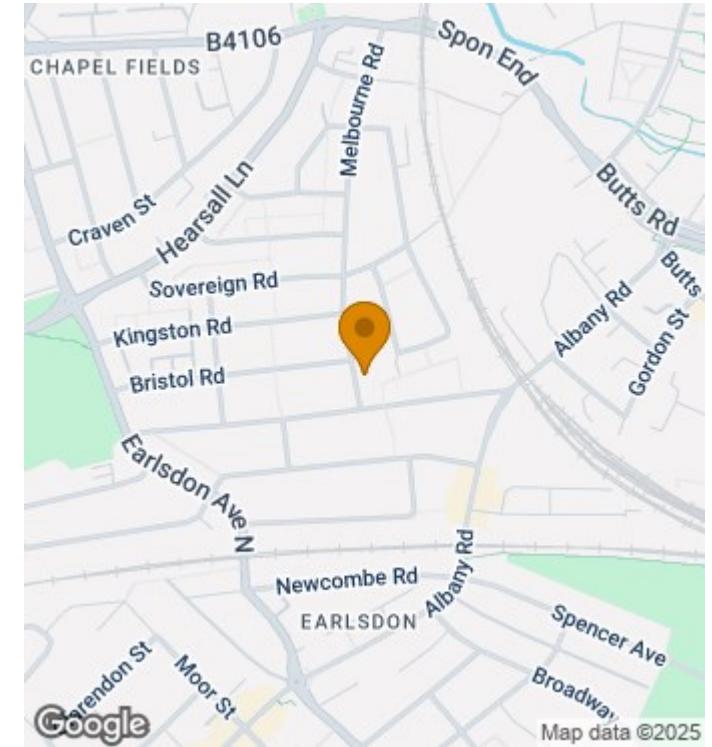
### FIRST FLOOR

Bedroom One

Bedroom Two

## 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.

**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

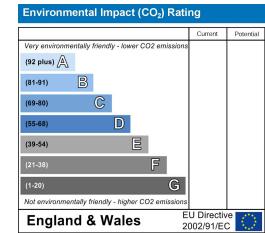
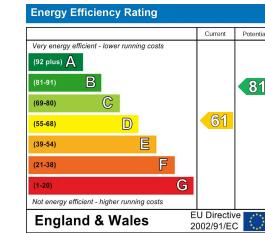
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

## EPC



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