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Guardhouse Road
CV6 3DT

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AUCTION

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY *

Situated in Guardhouse Road in Coventry, this mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a cosy yet spacious living environment.

The downstairs layout comprises of an entrance hallway, a lounge and a kitchen with door leading out to the back garden.

The two bedrooms provide a peaceful retreat, each offering ample room for furnishings and personal touches. The property is situated in a friendly neighbourhood, with local amenities, schools, and parks within easy reach, ensuring convenience for everyday living.

Guardhouse Road is well-connected to public transport links, making it easy to explore the wider Coventry area and beyond. Whether you are commuting for work or enjoying the vibrant local culture, this location offers the best of both worlds.

In summary, this mid-terrace house on Guardhouse Road is a wonderful opportunity to secure a charming home in a desirable area of Coventry. With its inviting spaces and convenient location, it is sure to appeal to a variety of buyers and renters alike. Do not miss the chance to make this lovely property your own.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.68m x 3.12m

Kitchen

2.74m x 4.80m

FIRST FLOOR

Bedroom One

3.00m x 4.80m

Bedroom Two

2.77m x 2.97m

Bathroom

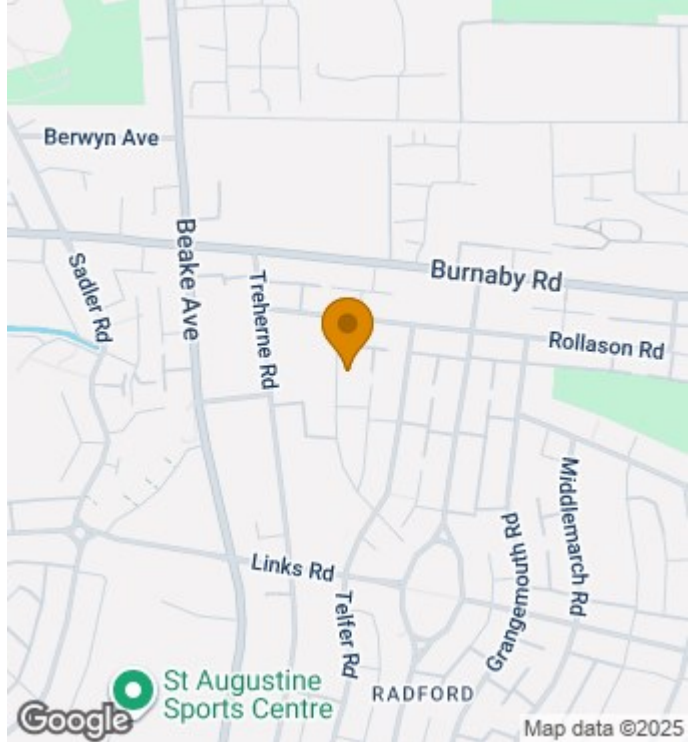
1.52m x 1.70m



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.

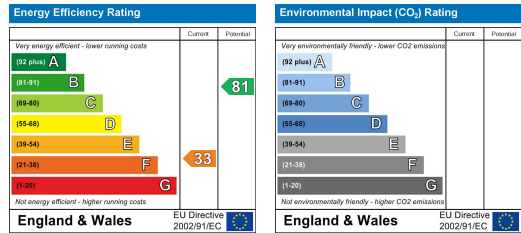
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National 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.

EPC



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