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Donnington Avenue  
CV6 1FP  
GR23 EJK

# Donnington Avenue CV6 1FP

**\*\*Offered With No Chain\*\***

Nestled on the charming Donnington Avenue in Coventry, this beautifully presented mid-terrace house offers a perfect blend of modern living and traditional charm. The property has been substantially extended and features a striking double bay front, making it a standout choice in this sought-after area of Coundon.

As you enter, you are welcomed by a spacious hallway that leads to a comfortable living room, ideal for relaxation. The heart of the home is undoubtedly the breakfast kitchen with breakfast bar and space for dining table, which is equipped with an integrated oven, a gas hob, and ample space for appliances, making it perfect for culinary enthusiasts. Adjacent to the kitchen, the dining room provides a lovely space for family meals and entertaining guests. A convenient shower room and a delightful sunroom/conservatory complete the ground floor, offering additional living space and a connection to the outdoors.

On the first floor, you will discover two generously sized double bedrooms, complemented by a family bathroom. Ascending to the second floor, a further double

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## Dimensions

<b>GROUND FLOOR</b>	<b>Bedroom Three</b> 2.54m x 3.84m
<b>Entrance Hallway</b>	<b>Bathroom</b> 1.45m x 1.52m
1.55m x 3.40m	<b>Living Room</b> 2.95m x 4.34m
	<b>OUTSIDE</b>
	<b>Kitchen</b> 2.16m x 4.83m
	<b>Garden Room</b> 2.84m x 3.38m
	<b>Dining Room</b> 2.46m x 2.77m
	<b>Bathroom</b> 1.70m x 1.91m
	<b>Sunroom</b> 4.78m x 1.63m
<b>FIRST FLOOR</b>	
<b>Landing</b>	
1.68m x 3.91m	<b>Bedroom One</b> 3.18m x 3.28m
	<b>Bedroom Two</b> 2.72m x 2.57m
	<b>Bathroom</b> 2.13m x 1.70m
<b>SECOND FLOOR</b>	

## Floor Plan



**Total area: 1113.00 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

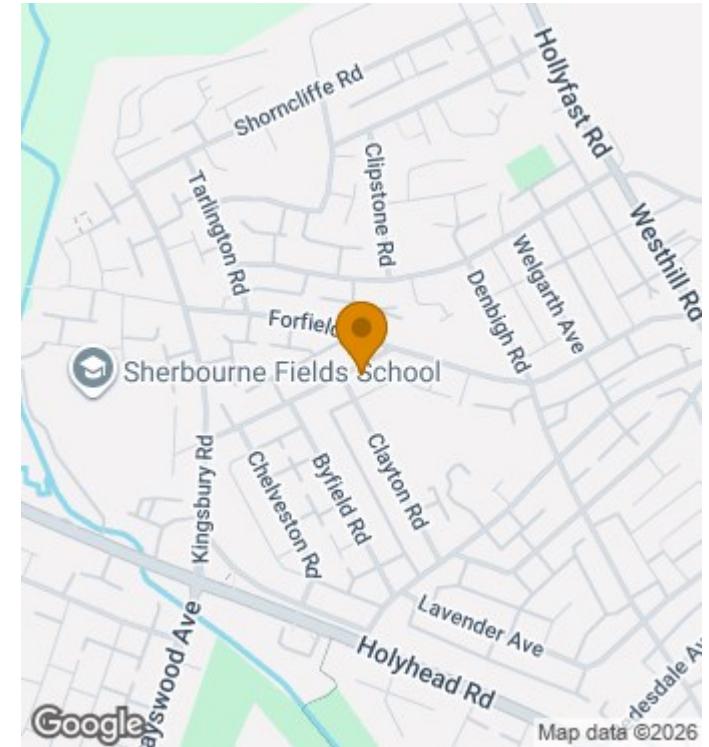
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

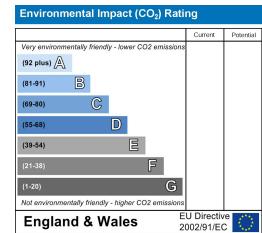
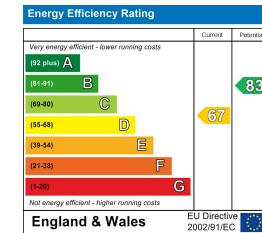
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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