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Oliver Street
CV6 5FE

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Welcome to this mid-terrace house located on Oliver Street in the vibrant city of Coventry. This delightful property has been thoughtfully refurbished to a high standard, making it an ideal choice for those seeking a modern and comfortable home.

Spread over three spacious floors, the house boasts four well-proportioned bedrooms, providing ample space for families or those who enjoy having extra room for guests or a home office. The two contemporary bathrooms are a significant advantage, ensuring convenience for busy mornings or when entertaining visitors.

The reception room offers a welcoming atmosphere, perfect for relaxation or social gatherings. With no onward chain, this property is ready for you to move in without delay, allowing you to settle in and start enjoying your new home right away.

Situated in a very sought after area of Coventry, this property is well-connected to local amenities, schools, and transport links, making it an excellent choice for both families and professionals alike. Don't miss the opportunity to make this lovely house your new home.

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Dimensions

GROUND FLOOR

Entrance Hallway

Reception Room

2.54m x 3.33m

Living Room

3.53m x 3.53m

Kitchen

1.91m x 2.64m

Bathroom

1.93m x 1.32m

FIRST FLOOR

Bedroom One

2.34m x 3.61m

Bedroom Two

2.36m x 3.33m

Bedroom Three

Bathroom

2.54m x 1.68m

SECOND FLOOR

Bedroom Four

2.77m x 3.96m

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

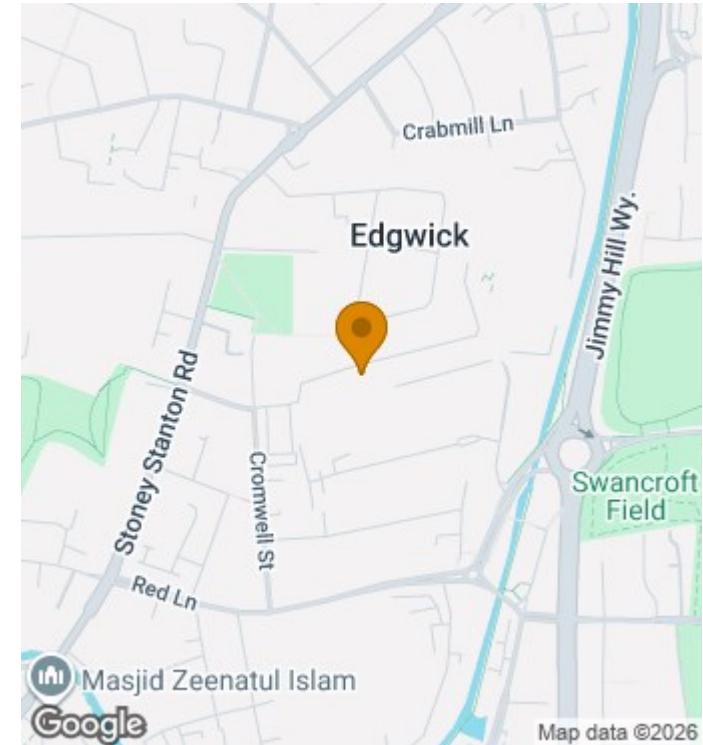
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

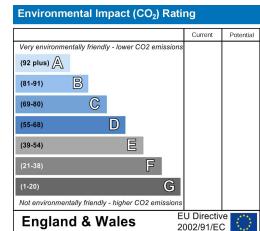
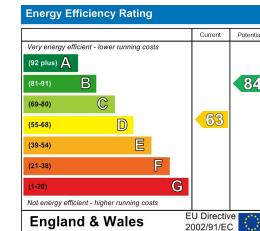
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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