



Trusted  
Property Experts



Melbourne Road  
Earlsdon CV5 6JE

# Melbourne Road

## CV5 6JE

Nestled on the sought-after Melbourne Road in Earlsdon, Coventry, this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. The property has been meticulously renovated to a high standard throughout, ensuring it is turn-key ready for its new occupants.

Upon entering, you are greeted by a welcoming entrance hallway with immediate access to a dining room/Third Bedroom which flows seamlessly into a living room, providing ample space for relaxation and entertaining. The well-appointed newly fitted kitchen features stunning granite worktops, adding a touch of elegance to this functional space. The kitchen is also equipped with a floating breakfast bar with mited waterfall legs. A conveniently located ground floor bathroom completes the layout on this level.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. The property is further enhanced by a small fore garden at the front and an enclosed rear garden, perfect for enjoying the outdoors in privacy.

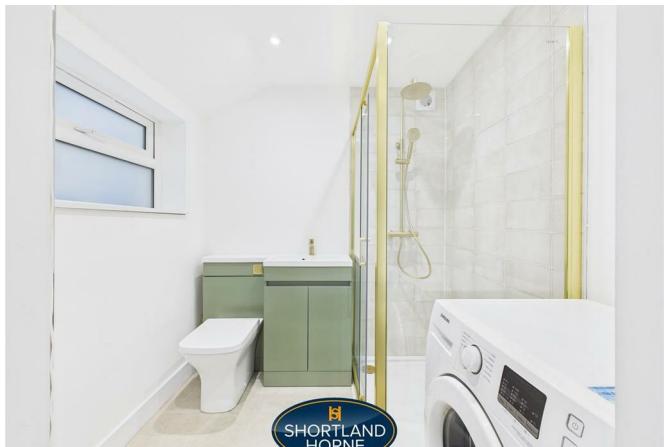
*Custom text box*





*Custom text box*





## Dimensions

### GROUND FLOOR

#### Entrance Hallway

3.58m x 0.99m

#### Dining Room/Bedroom

3.38m x 2.26m

#### Living Room

3.63m x 3.35m

#### Kitchen

3.68m x 1.93m

#### Bathroom

1.85m x 1.98m

### FIRST FLOOR

#### Bedroom

3.40m x 3.33m

#### Bedroom

3.68m x 3.33m

## Floor Plan



Total area: 667.00 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

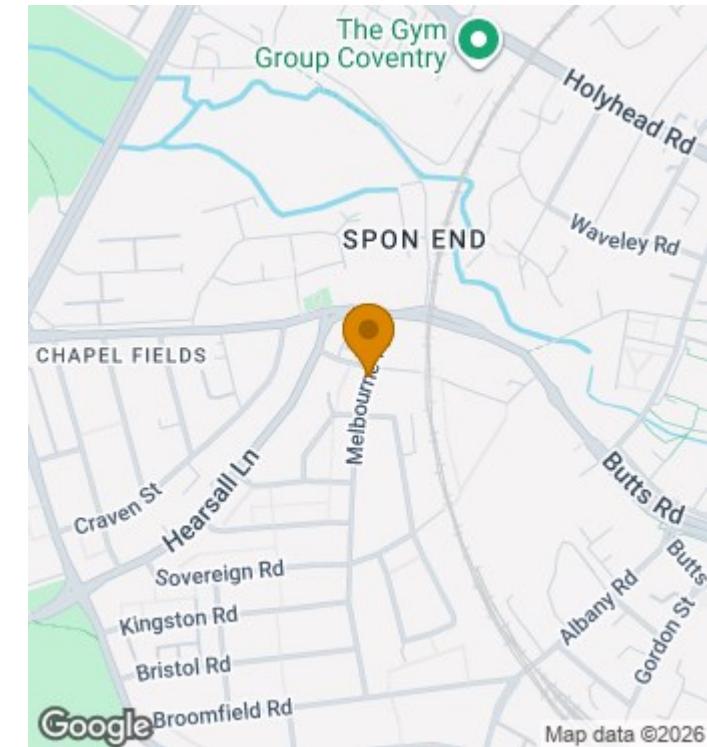
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

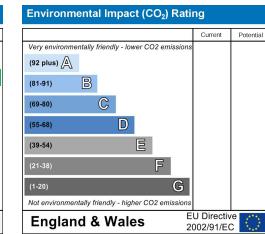
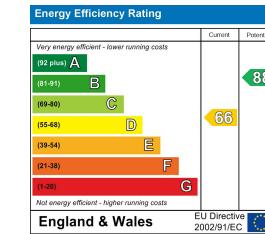
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted  
Property Experts