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Poolside Gardens  
CV3 6AA

# Poolside Gardens

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\*\*\*OFFERED WITH NO CHAIN\*\*\*

Nestled in the tranquil cul-de-sac of Poolside Gardens, Coventry, this charming semi-detached bungalow offers a perfect blend of comfort and convenience. Located in the desirable Finham area on the south side of the city, this property is ideally situated just off Green Lane South, providing easy access to local amenities and the A45 dual carriageway, which connects to the wider motorway network.

Upon entering, you are welcomed by a porch that leads into an inviting open-plan lounge and dining room, featuring a delightful gas fire, perfect for cosy evenings. The fitted kitchen is equipped with modern conveniences, including an integrated oven and hob, making it a joy for any home cook and space for a washing machine and a fridge/freezer. The bungalow boasts two generously sized bedrooms, both with built-in wardrobes, offering ample storage space. The second bedroom also enjoys the luxury of leading out to a conservatory overlooking the garden. A modern fitted bathroom completes the bungalow.

Externally, the property features a beautifully landscaped, low-maintenance front





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## Dimensions

### GROUND FLOOR

#### Entrance Porch

1.91m x 1.45m

#### Living Room

3.89m x 5.44m

#### Kitchen

2.67m x 2.39m

#### Bathroom

2.06m x 1.98m

#### Bedroom

3.89m x 2.92m

#### Bedroom

3.89m x 2.39m

#### Sunroom

2.84m x 5.21m

### OUTSIDE

#### Garage

5.33m x 2.41m

## Floor Plan



Total area: 928.00 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

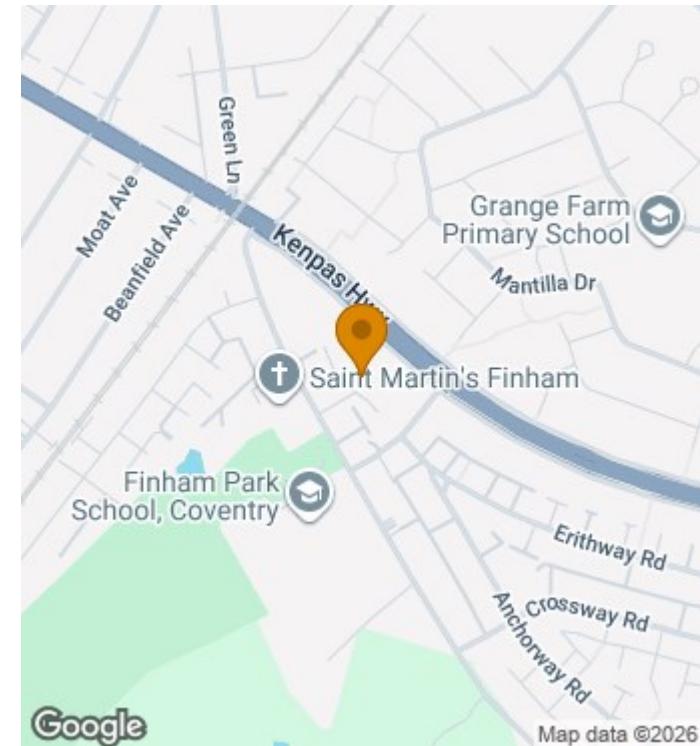
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
85	69		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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