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Kingsbury Road
CV6 1PT

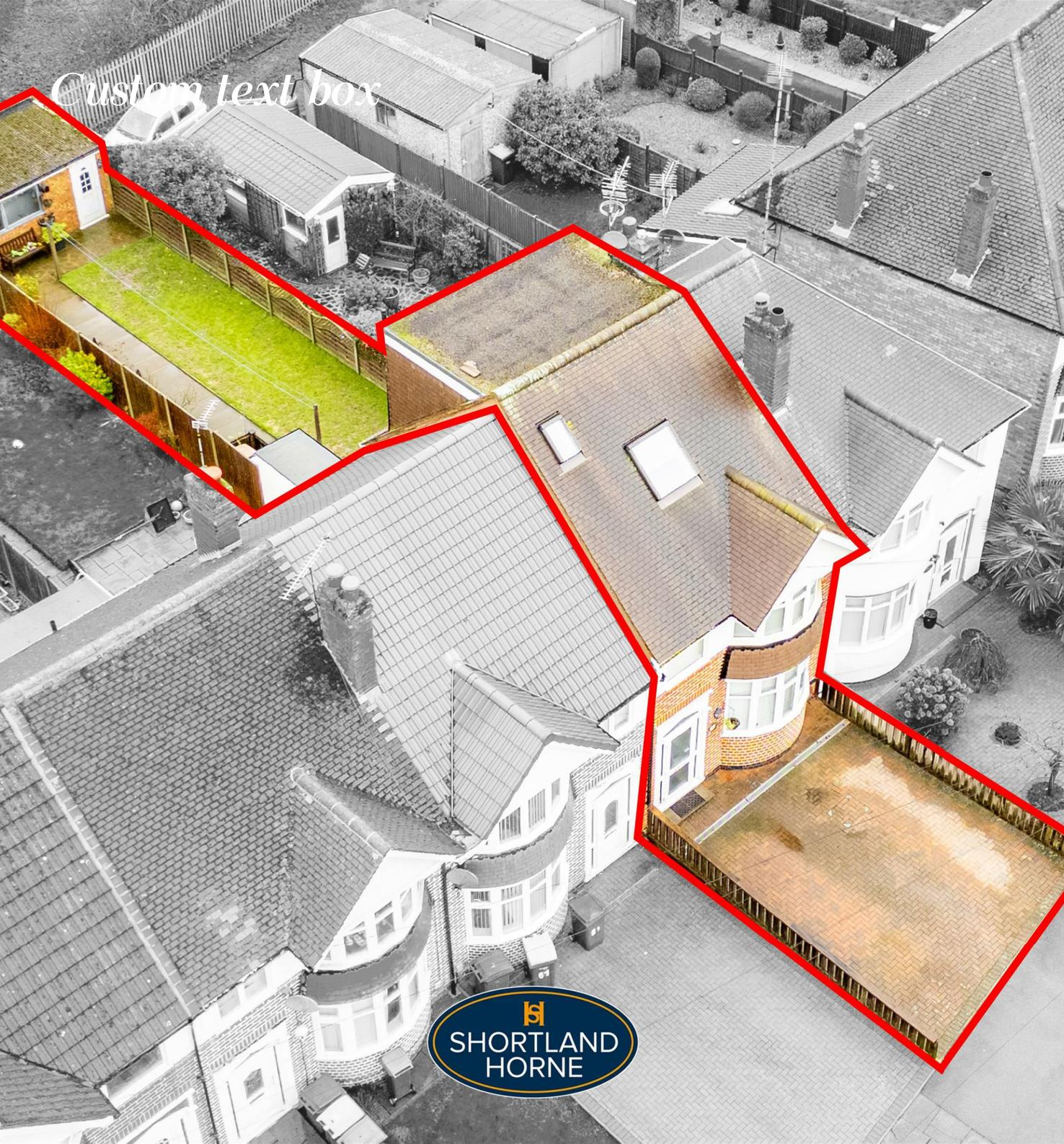
Kingsbury Road CV6 1PT

Nestled in the desirable residential area of Coundon, this charming mid-terrace house on Kingsbury Road presents an excellent opportunity for families seeking a spacious and well-appointed home. With four bedrooms and two reception rooms, this property is designed to accommodate the needs of modern family life.

The home has undergone extensive renovations, ensuring a fresh and inviting atmosphere throughout. Upon entering, you are greeted by a welcoming hallway that leads to a comfortable lounge at the front and a separate dining room at the rear, perfect for family gatherings. The solid wood fitted kitchen is both practical and stylish, complemented by a convenient ground floor cloakroom.

The first floor boasts two generously sized double bedrooms and a single bedroom, all equipped with fitted wardrobes, providing ample storage space. The family bathroom serves this level well, while the loft conversion offers a fantastic master suite, complete with built-in wardrobes and an en-suite shower room, making it a private retreat for parents.

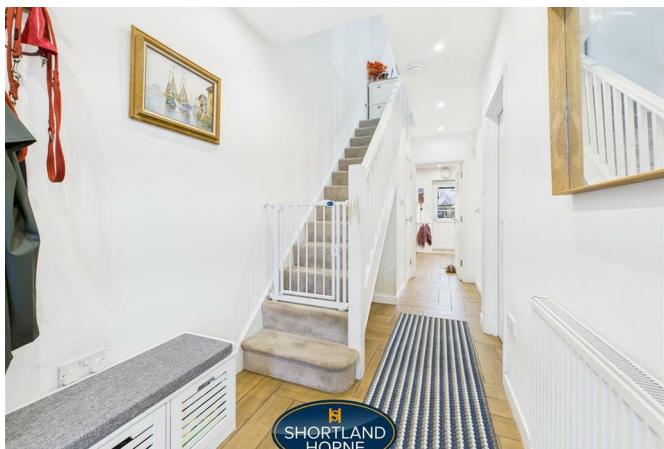
Outside, the property features off-street parking at the front, while the rear garden is





Custom text box

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Dimensions

GROUND FLOOR

2.92m x 4.90m

Hallway

5.18m x 1.70m

Living Room

3.68m x 2.87m

Dining Room

3.76m x 3.10m

Kitchen

3.15m x 1.85m

FIRST FLOOR

Bedroom One

4.50m x 2.87m

Bedroom Two

3.76m x 3.05m

Bedroom Three

1.75m x 2.06m

Bathroom

1.68m x 1.91m

SECOND FLOOR

Bedroom Four

5.94m x 3.86m

OUTSIDE

Garage

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Floor Plan



Total area: 1255.00 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

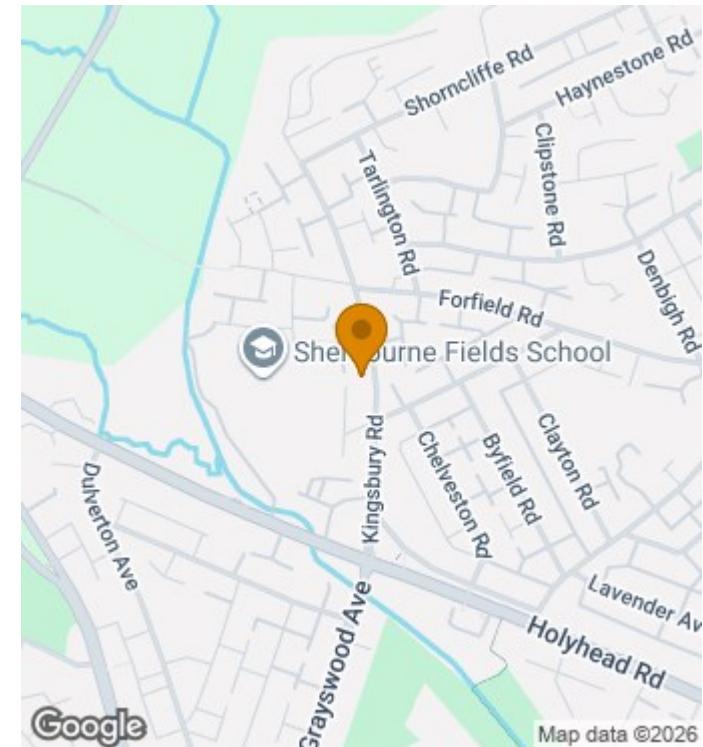
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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	
83			
73			

		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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