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Pelham Bend
Bannerbrook Park CV4 9GT

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* IMMACULATE THREE STOREY TOWN HOUSE * SPACIOUS & FLEXIBLE ACCOMMODATION * GROUND FLOOR BEDROOM 3 * 2 DOUBLE BEDROOMS WITH FITTED WARDROBES & PRINCIPAL BEDROOM WITH ENSUITE * VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

Nestled in the desirable area of Bannerbook Park, Tile Hill, Coventry, this immaculate three-storey town house presents an exceptional opportunity for both first-time buyers and those seeking a comfortable family home with no upward chain. The property boasts a well-planned layout arranged on three floors providing ample space for relaxation and entertaining.

The Town house comprises three generously sized double bedrooms two with fitted wardrobes, one of which benefits from an ensuite shower room, ensuring privacy and convenience. The family bathroom serves the second floor and guest cloakrooms on the ground and first floor, making it ideal for family living and accommodating visitors.

A notable feature of this property is the direct access to the integral garage, providing secure parking and additional storage options with driveway and a private maintenance free rear garden with raised decked pagola. The absence of any upward chain allows for a smooth and swift transaction, making it an attractive prospect for those eager to move in without delay with the opportunity to purchase the majority of the furniture.

With its modern design and thoughtful amenities, this town house is perfectly suited for contemporary living. Whether you are looking to invest or find your next home, this property in Pelham Bend is not to be missed.

selling quality
property since 1995









Dimensions

ENTRANCE HALL
CLOAKROOM

BEDROOM THREE
4.60 x 3.85

LANDING WITH
CLOAKROOM

ATTRACTIVE
LOUNGE/ DINING
ROOM WITH JULIET
BALCONY
4.60 x 3.96

BREAKFAST KITCHEN
WITH BUILT IN
APPLIANCES
4.60 x 3.85

LANDING

BEDROOM ONE WITH
ENSUITE SHOWER
ROOM
4.00 x 3.05

BEDROOM TWO
WITH BUILT IN
FITTED WARDROBES
4.60 x 2.46

FAMILY BATHROOM
WITH SHOWER

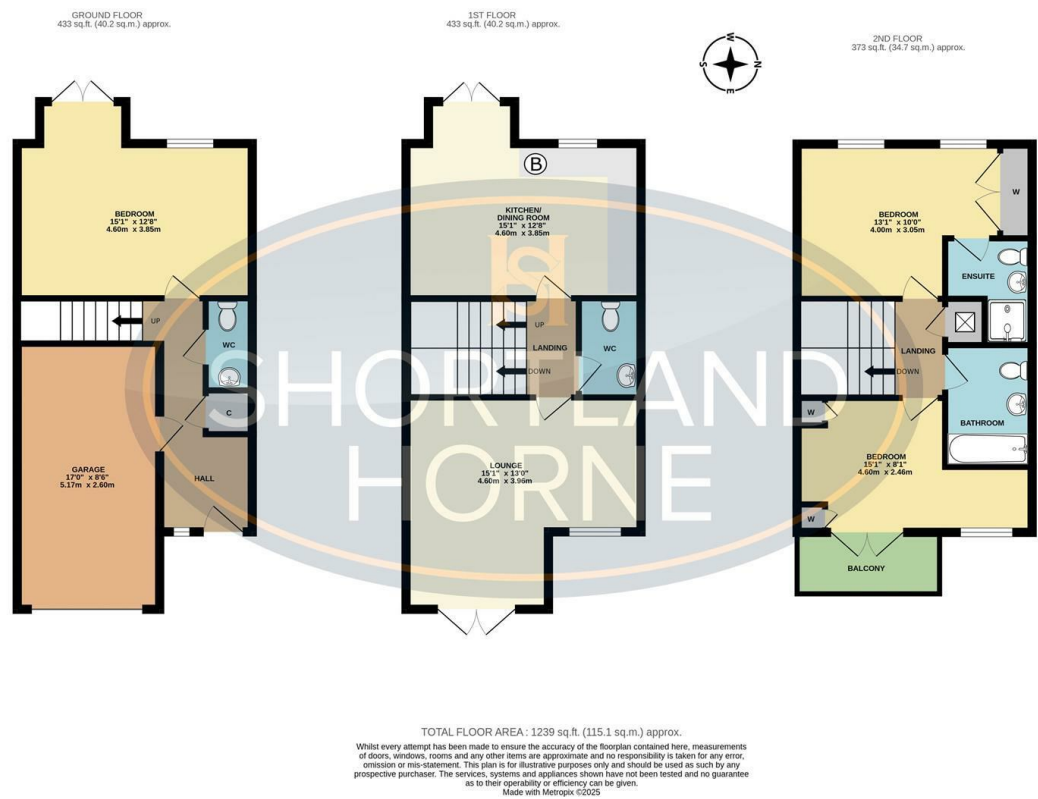
DIRECT ACCESS TO
INTEGRAL GARAGE
5.17 x 2.60

FRONT & EASILY
MAINTAINED REAR
GARDEN

NO UPWARD CHAIN



Floor Plan



Total area: 1239.00 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.

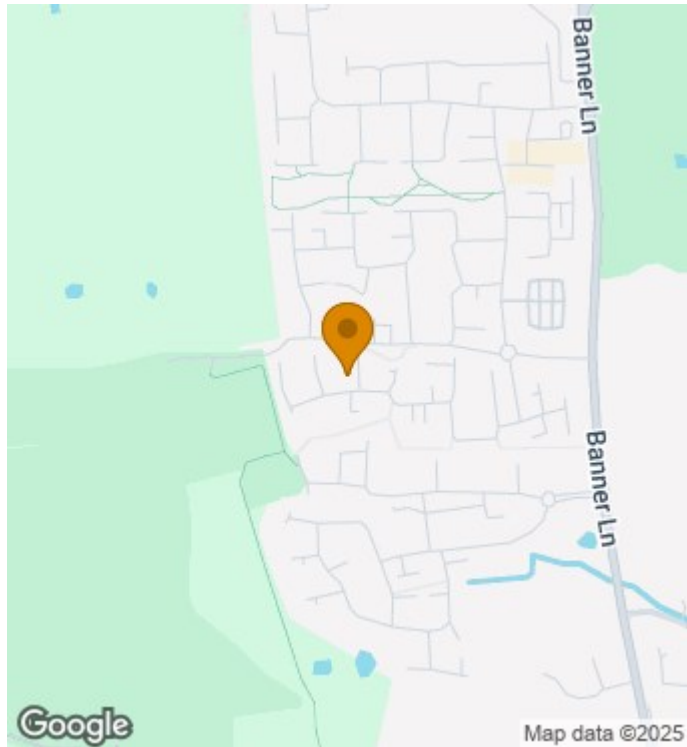
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal 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.

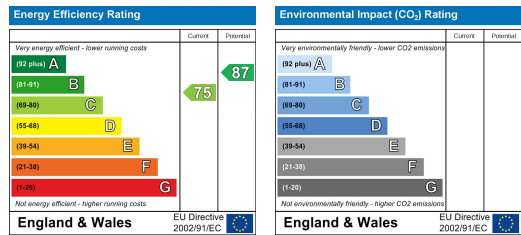
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices 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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