




SHORTLAND
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William Bristow Road
CV3 5LP

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Nestled on William Bristow Road in Coventry, this charming mid-terrace house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is ideal for those looking to settle in a vibrant community.

The inviting reception room offers a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The layout of the home is designed to maximise space and functionality, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of a busy household.

Outside there is a garage that has been converted to be used as a study with light and power.

One of the standout features of this property is its proximity to the renowned Jaguar Land Rover, making it an attractive option for professionals working in the automotive industry. Additionally, Coventry City Centre is just a short distance away, providing easy access to a variety of shops, restaurants, and cultural attractions.

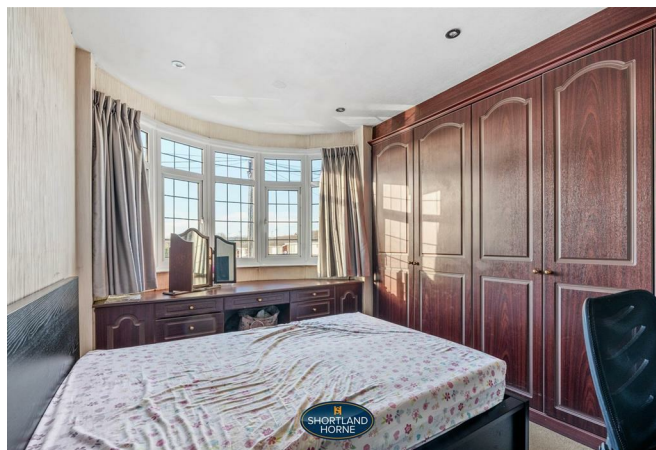
This home is not only a practical choice but also a wonderful place to create lasting memories. With its spacious interiors and prime location, it is sure to appeal to families and individuals alike. Don't miss the chance to make this delightful property your own.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Hallway

Lounge

3.51m x 3.23m

Kitchen Dining Room

5.23m x 3.28m

FIRST FLOOR

Bedroom One

3.28m x 2.67m

Bedroom Two

3.23m x 2.49m

Bedroom Three

2.36m x 2.06m

Bathroom

OUTSIDE

Study

5.08m x 2.39m

Store

Store

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

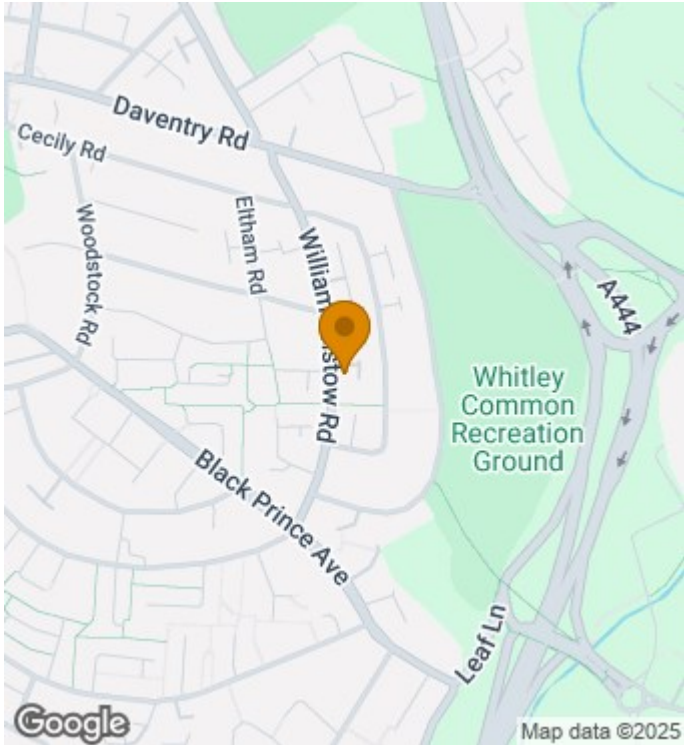
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

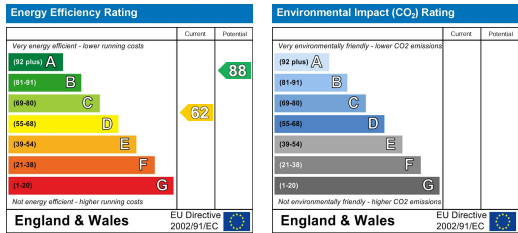
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

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