



Trusted  
Property Experts



Wellesbourne Road  
CV5 7HG



# Wellesbourne Road

## CV5 7HG

Nestled on Wellesbourne Road in the charming area of Eastern Green, Coventry, this semi-detached house presents a wonderful opportunity for those seeking a family home with great potential. With no chain involved, you can move in and start making it your own right away.

The property boasts three bedrooms, making it ideal for families or those needing extra space. The layout includes a welcoming reception room that flows into a spacious lounge/diner, perfect for entertaining or relaxing with loved ones. A door from the lounge leads directly to the garden, enhancing the connection between indoor and outdoor living. The kitchen, located at the rear, features fitted units and ample space for your appliances, ready for your personal touch.

Upstairs, you will find a family bathroom and three well-proportioned bedrooms. Two of these are generous doubles, while the third is a comfortable single, all equipped with built-in wardrobes to maximise storage.

The garden is a delightful feature of this home, offering a secluded area with a generous lawn, providing a safe and secure environment for children to play and for

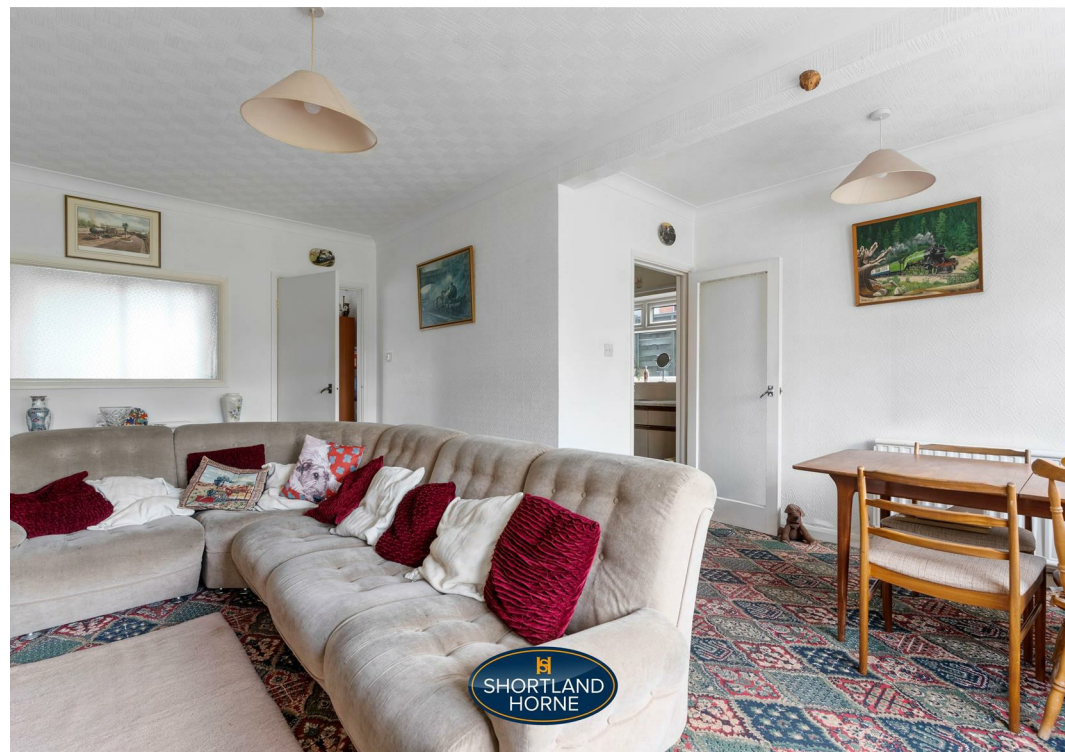
*Custom text box*



selling quality  
property since 1995





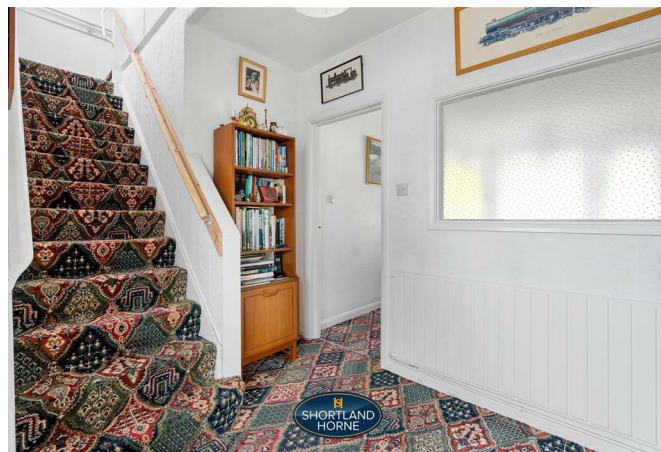




*Custom text box*







## Dimensions

### GROUND FLOOR

Porch

Hallway

Lounge/Dining Room

5.61m x 4.85m

Kitchen

3.51m x 2.31m

W/C

### FIRST FLOOR

Bedroom One

4.01m x 3.00m

Bedroom Two

3.51m x 3.00m

Bedroom Three

2.90m x 2.64m

Bathroom

### OUTSIDE

Garage

5.00m x 2.51m



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

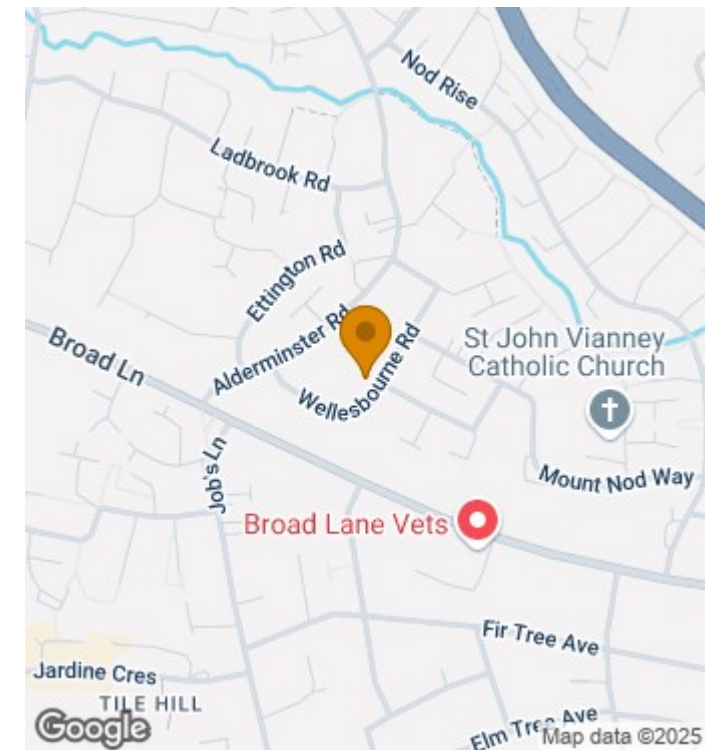
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

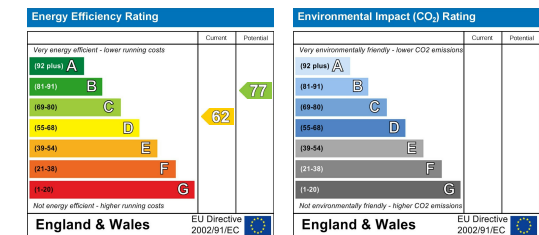
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



Trusted  
Property Experts