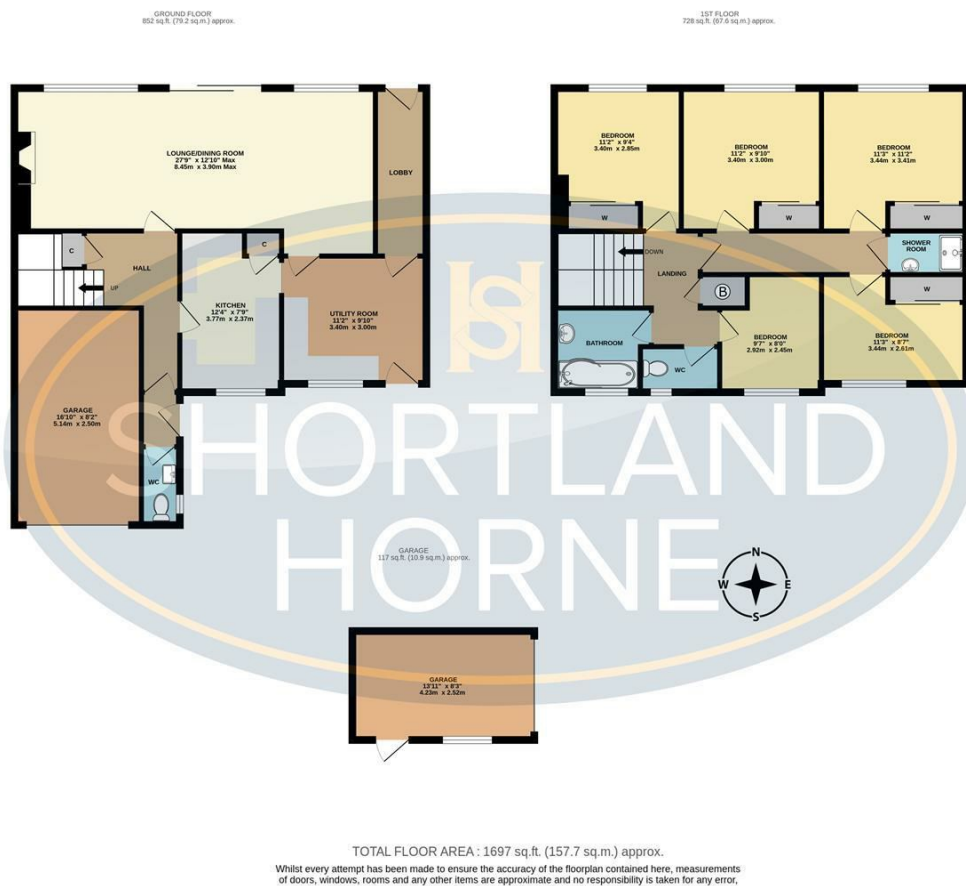


Floor Plan



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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

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.



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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Coombe Park Road
Coombe Park CV3 2NX



£370,000 Offers Over

**Bedrooms 5
Bathrooms 2**

* EXTENDED 5 BEDROOM DETACHED HOUSE * 2 STOREY SIDE EXTENSION * GAS CH & DOUBLE GLAZED * FULL WIDTH LOUNGE/ DINING ROOM * FITTED KITCHEN & UTILITY ROOM * FAMILY BATHROOM & SHOWER ROOM * DIRECT ACCESS BRICK GARAGE & SEPARATE GARDEN STORE/ WORKSHOP * VIEWING HIGHLY RECOMMENDED

Welcome to this charming 5-bedroom detached family house located along Coombe Park Road in Coventry. This property boasts a delightful setting in a pleasant cul de sac adjoining open green spaces, offering a tranquil and picturesque environment.

The house features a spacious 2-storey side extension, providing excellent potential to possibly incorporate a small annex within the existing ground floor accommodation or ample room for a growing family or those who enjoy hosting guests. With 5 bedrooms, 4 with built in mirrored wardrobes there is plenty of space for everyone to have their own sanctuary within the home with a family bathroom and separate shower room which adds convenience and functionality to this lovely property.

The property is within walking distance of both Clifford Bridge Primary School as well as Caludon Park Secondary school as well as local road networks to the A46, M69 & M6.

If you are in search of a home that offers both comfort and space, then a viewing of this property is highly recommended. Don't miss the opportunity to explore all that this extended 5-bedroom house has to offer.



ENTRANCE HALL		BEDROOM TWO	11'3" x 11'2"
CLOAKROOM		BEDROOM THREE	11'1" x 9'10"
EXTENDED LOUNGE/ DINING ROOM	27'8" x 12'9"	BEDROOM FOUR	11'1" x 9'4"
REFITTED KITCHEN	12'4" x 7'9"	BEDROOM FIVE	9'6" x 8'0"
UTILITY/ LAUNDRY ROOM	11'1" x 9'10"	FAMILY BATHROOM	
SIDE PASSAGEWAY/ LOBBY		SHOWER ROOM	
LANDING		DIRECT ACCESS BRICK BUILT INTEGRAL GARAGE	16'10" x 8'2"
BEDROOM ONE	14'2'6" x 9'2"	GARDEN STORE/ WORKSHOP	13'10" x 8'3"