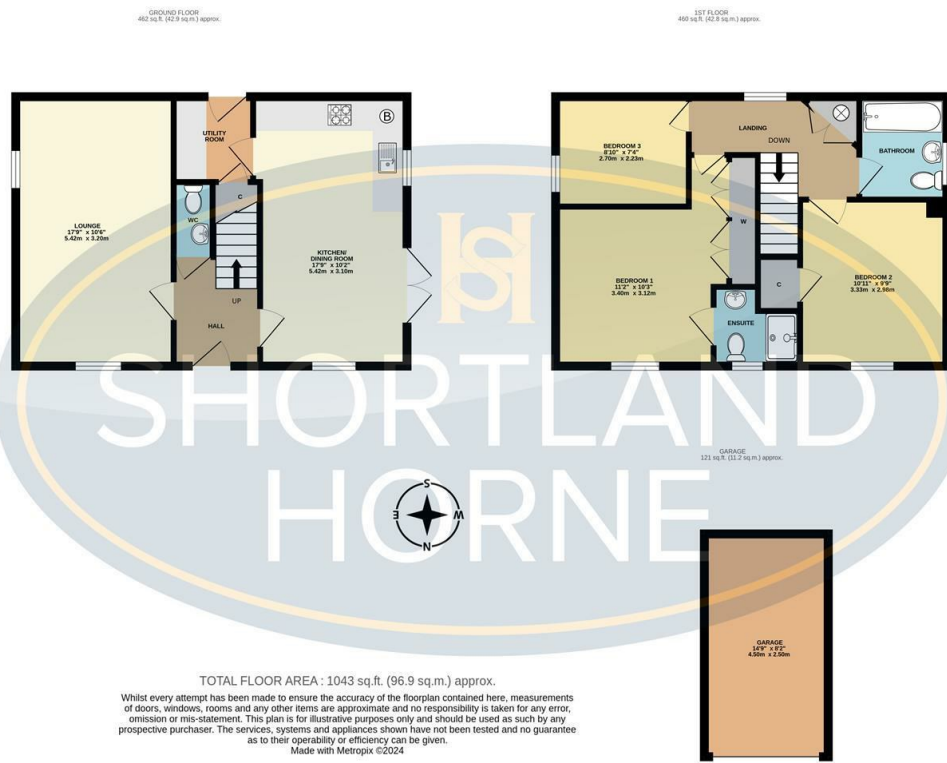


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

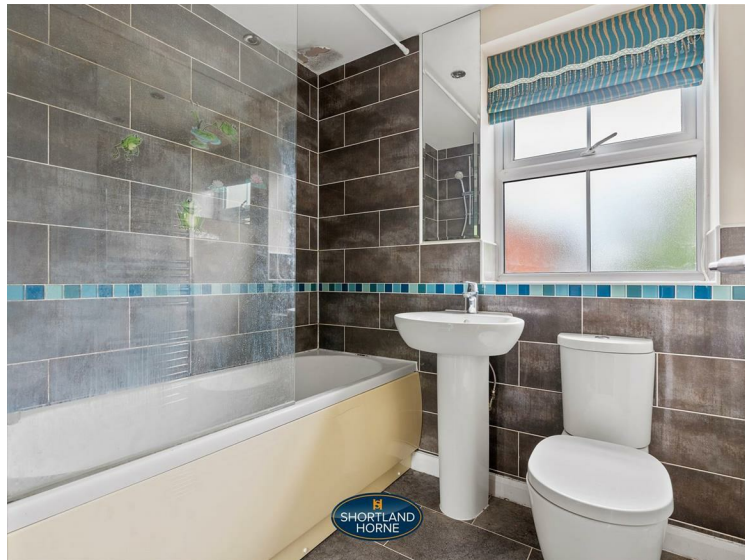
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Amelia Crescent
CV3 1NB



£350,000 Offers Over

Bedrooms 3 Bathrooms 2

Available for purchase with no onward chain is this energy efficient detached home, constructed by David Wilson Homes in 2014.

Located a short distance from University Hospital Coventry, this property offers convenient access to shops, amenities, and schools. Its proximity to the city centre and the A46 makes it ideal for those working in the city or commuting elsewhere.

The property features spacious accommodation, including a large lounge, an open-plan kitchen, dining, and family room, a separate utility room, and a ground floor cloakroom.

The first floor comprises three well-sized bedrooms, with the master bedroom boasting an en-suite shower room, built-in wardrobes, and a modern family bathroom.

Externally, there is a front garden, a private and sunny rear garden, and a driveway running along the side of the home, providing off-road parking and direct vehicle access to the garage.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway
 Garden Direction: West
 Council Tax Band: C
 EPC Rating: B
 Total Area: Approx. 1043 Sq. Ft



GROUND FLOOR		En-Suite	
Hall		Bedroom 2	10'11 x 9'9
Lounge	17'9 x 10'6	Bedroom 3	8'10 x 7'4
Kitchen/Dining Room	17'9 x 10'2	Family Bathroom	
Utility Room		OUTSIDE	
FIRST FLOOR		Rear Garden	
Landing		Garage	
Bedroom 1	11'2 x 10'3	Driveway	