

Floor Plan



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.



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Sunnybank Avenue
Toll Bar End CV3 4DS



£245,000 | Bedrooms 3 Bathrooms 1

Welcome to Sunnybank Avenue, Whitley, Coventry - a charming location for this delightful three-bedroom mid-terraced family home. The property is situated close to JLR, good local schools and shops and is offered for sale with NO CHAIN.

Upon entering, you are greeted by two reception rooms, offering ample space for relaxation and entertainment. The spacious lounge is perfect for cosy evenings in, while the dining room provides a lovely setting for family meals or hosting guests.

The property boasts a well-equipped kitchen, utility room, downstairs W.C. and a conservatory that bathes the space in natural light.

Upstairs, you will find two double bedrooms and a single bedroom, each offering comfort and privacy, plus the family bathroom. The layout is perfect for a growing family or those in need of a home office or guest room.

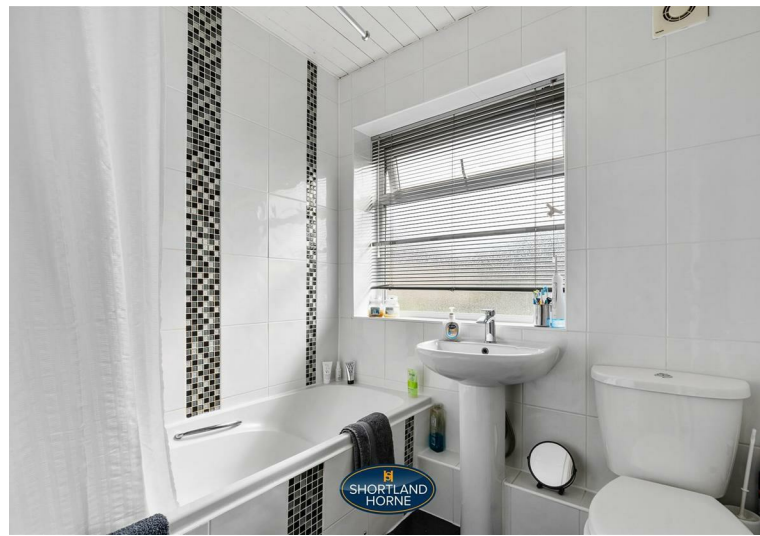
One of the highlights of this property is the fantastic purpose-built garden room, a versatile space that can be used as a home gym, office, or relaxation area.

The south facing private patio area has been recently relaid with luxury limestone paving whilst the single garage provides convenient parking or extra storage space.

Don't miss the opportunity to make this lovely house your home. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Sunnybank Avenue.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Street Parking
- Garage Details: Single Garage
- Garden Direction: South
- Council Tax Band: B
- EPC Rating: D
- Total Area: Approx. 1128 Sq. Ft



GROUND FLOOR

Porch	
Hallway	
Lounge	13'3 x 11'
Dining Room	9'5 x 9'
Kitchen	14'10 x 7'9
Conservatory	10'4 x 6'3
Utility/WC	

FIRST FLOOR

Bedroom 1	13'1 x 10'2
Bedroom 2	10'8 x 10'1
Bedroom 3	7' x 6'11
Bathroom	
OUTSIDE	
Garage	16'8 x 8'1
Garden Room	11'9 x 8'4
Rear Garden	