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Crowmere Road
CV2 2DZ

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Situated in the popular Walsgrave area of Coventry, this well-presented two-bedroom semi-detached bungalow offers spacious single-storey living, off-road parking and excellent potential for a range of buyers.

The accommodation briefly comprises an entrance porch leading into a generous living room, a fitted kitchen, two bedrooms and a family bathroom. To the rear, a bright and versatile sunroom provides additional living space and enjoys views over the garden, making it an ideal space for relaxing, entertaining or use as a home office.

Externally, the property benefits from a driveway providing off-road parking, together with gated side access leading to a useful carport. The rear garden offers a private outdoor space with scope for further landscaping to suit individual tastes.

Conveniently located close to local amenities, well-regarded schools, University Hospital Coventry & Warwickshire and excellent transport links including the M6, M69 and A46, this attractive bungalow is ideally suited to downsizers, first-time buyers and investors alike.

Location

Situated in the popular residential area of Walsgrave, this property enjoys a convenient location to the east of Coventry city centre. A wide range of local amenities can be found nearby, including supermarkets, shops, cafés and leisure facilities, while the renowned University Hospital Coventry is within easy reach, making the area particularly attractive to healthcare professionals and commuters.

The property benefits from excellent transport links, with quick access to the A46, A444 and M6 motorway network, providing straightforward connections to Coventry city centre, Birmingham, Warwickshire and beyond. Regular bus services operate throughout the area, and Coventry railway station offers direct services to London, Birmingham and other major destinations.

Families are well served by a selection of nearby schools, including SS Peter and Paul Catholic Primary School, Walsgrave Church of England Academy and Caludon Castle School, all within easy reach of the property.

For recreation, residents can enjoy nearby parks, sports facilities and green open spaces, while Coventry city centre offers an extensive range of shopping, dining, entertainment and cultural attractions. The combination of convenient amenities, reputable schools and excellent transport connections makes this an ideal location for first-time buyers, families and investors alike.

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Dimensions

GROUND FLOOR

Entrance Hallway
1.37m x 0.91m

Living Room
4.78m x 3.18m

Kitchen
3.07m x 2.13m

Bedroom
2.69m x 2.13m

Sunroom
2.79m x 2.06m

Bedroom
3.56m x 2.97m

Bathroom
1.75m x 1.68m



Floor Plan



Total area: 556.00 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

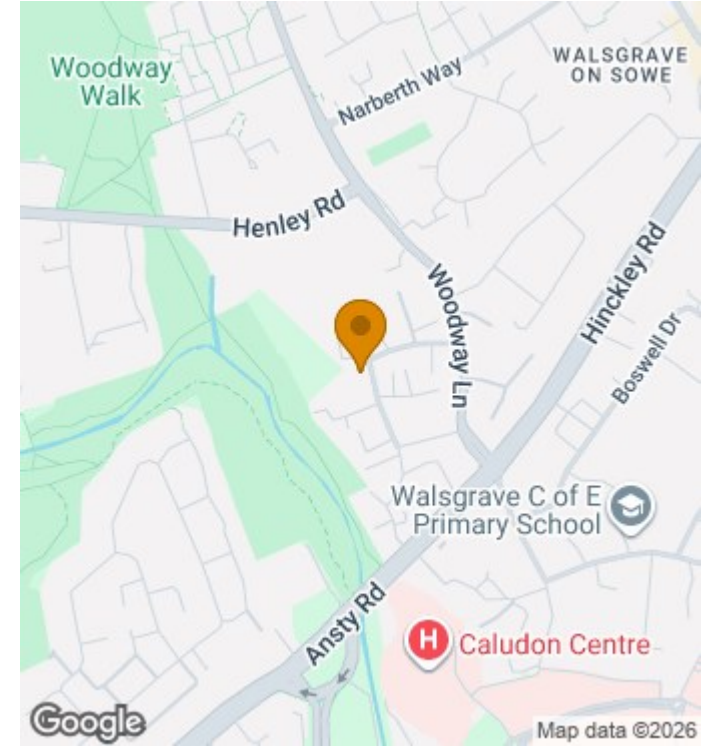
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

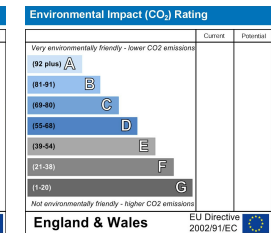
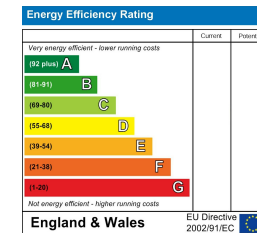
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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