
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Shaftesbury Road
CV5 6FN

Shaftesbury Road
CV5 6FN

Spacious Four-Bedroom Home | Three Floors of Accommodation | Sought-After Earlsdon Location

Situated in the ever-popular area of Earlsdon, just a short distance from the vibrant Earlsdon High Street, this spacious and versatile four bedroom property offers an excellent amount of accommodation arranged over three floors.

The property briefly comprises a welcoming entrance, a spacious lounge, separate dining room and a generous kitchen/diner, providing plenty of space for both everyday family living and entertaining. A convenient ground floor WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including one benefiting from its own en-suite facilities, alongside a family bathroom. The second floor offers an impressive fourth bedroom, further complemented by its own en-suite, making it an ideal principal bedroom, guest suite or private space for older children.

One of the property's key selling points is its flexible three-storey layout, offering excellent versatility for growing families, professional couples or those requiring additional space to work from home.

The location is equally appealing, with Earlsdon High Street close by, offering a fantastic selection of independent shops, cafés, restaurants, pubs and everyday amenities. The property is also conveniently positioned for access to Coventry city centre and the surrounding areas.

An excellent opportunity to acquire a spacious four-bedroom home in a highly regarded Earlsdon location. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE







Dimensions

GROUND FLOOR

Hallway

Lounge

Dining Room

Cloakroom

Kitchen

FIRST FLOOR

Bedroom

Ensuite

Bedroom

Bedroom

Bedroom

Bathroom

SECOND FLOOR

Bedroom

Ensuite

Floor Plan



SHORTLAND HORNE

Shaftesbury Road

Earlsdon

4 bedroom, 1 bathroom, 2 en-suite, 1 WC

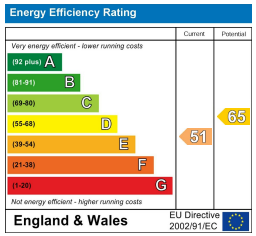
N E W S

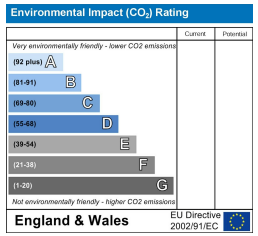
Disclaimer: This floor plan is intended for marketing and illustrative purposes only. Whilst every effort has been made to ensure accuracy, all measurements, dimensions, areas, room layouts, fixtures, fittings, doors, windows and other details are approximate and may not accurately represent the current property. This plan is not to scale and should not be relied on as a basis of any contract or warranty. Prospective purchasers are advised to carry out their own inspection and measurements to satisfy themselves as to the accuracy of all information provided.

Location Map



EPC





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 ccordance 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.

02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts