
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Ro Oak Road
Coundon CV6 1EE

Ro Oak Road
CV6 1EE

An impressive and beautifully presented four-bedroom end-of-terrace family home, offering spacious and versatile accommodation arranged over three floors. Having been tastefully decorated and thoughtfully updated throughout, this attractive property combines modern family living with generous room proportions, a superb extended kitchen and the added benefit of a garage positioned to the rear.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation, with stairs rising to the first floor. The spacious living room is a particularly impressive feature of the home, offering excellent proportions and a charming bay window to the front, allowing plenty of natural light to fill the room. Tastefully decorated throughout, this wonderful reception space provides an ideal setting for both everyday family living and entertaining guests.

To the rear of the property is a fantastic extended kitchen, creating a superb space for cooking, dining and socialising. Offering an excellent amount of floor space, the kitchen provides plenty of opportunity for a family dining arrangement, while French doors open out onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

The first floor provides three bedrooms, including two generously proportioned double bedrooms and a further room which would make an ideal child's bedroom,

Externally, the property benefits from a rear garden, together with the added advantage of a detached garage positioned to the rear, providing valuable storage or secure parking.

Location

Ro Oak Road is conveniently positioned within the established and popular Coundon area of Coventry, offering excellent access to a wide range of everyday amenities. The property is well placed for local shops, supermarkets, schools and regular public transport services, while Coventry city centre and Coventry Railway Station are within easy reach. The nearby A444 provides convenient connections to the wider road network, including the M6 motorway, making this a practical location for commuters and families alike.

Offering approximately 1,520 sq ft of total accommodation as illustrated on the floorplan, including the garage, this is a fantastic opportunity to acquire a substantially proportioned four-bedroom family home that has been tastefully improved throughout. With its versatile three-storey layout, spacious extended kitchen, excellent living accommodation and rear garage, early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE







Dimensions

GROUND FLOOR 5.28m x 4.88m

Entrance Hallway
1.73m x 3.71m

Living Room
4.27m x 6.50m

Kitchen
5.87m x 4.95m

FIRST FLOOR

Bedroom
3.91m x 3.96m

Bedroom
4.19m x 3.05m

Bedroom
2.08m x 2.08m

Bathroom
1.75m x 1.80m

SECOND FLOOR

Bedroom
4.01m x 4.06m

Bathroom
1.88m x 1.50m

OUTSIDE

Garage

shortland-horne.co.uk

Floor Plan



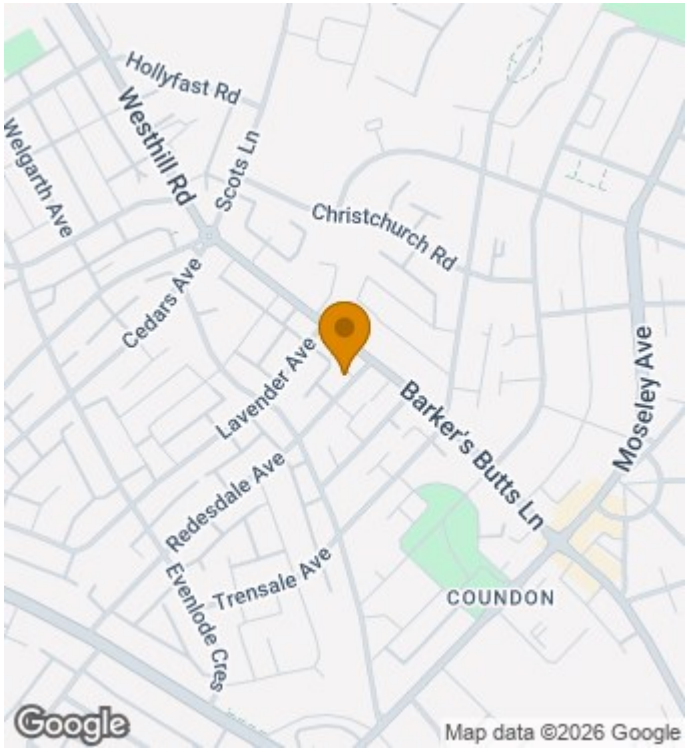
Total area: 1520.00 sq ft

Disclaimer

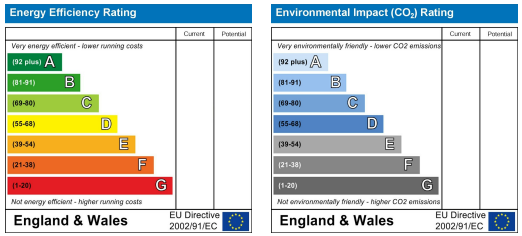
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.

Location Map



EPC



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

SHORTLAND HORNE

Trusted Property Experts