SHORTLAND HORNE
Trusted Property Experts
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Alandale Avenue
CV5 7FU

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This well-presented three-bedroom semi-detached family home is situated in the highly desirable area of Eastern Green Green and offers spacious and versatile accommodation throughout, together with a garage, driveway parking and a fully enclosed rear garden.

The ground floor comprises a welcoming entrance hall, a generous lounge providing an ideal space for relaxation and entertaining, and a well-appointed kitchen/dining room with ample storage and workspace. The dining area enjoys views over the rear garden and offers direct access outside, creating a practical and sociable living environment.

To the first floor are three well-proportioned bedrooms, including two comfortable double bedrooms and a further single bedroom which could also be utilised as a home office or nursery. A family bathroom serves all bedrooms.

Externally, the property benefits from a private driveway leading to a single garage, providing additional storage or secure parking. To the rear, the fully enclosed garden offers a safe and private outdoor space, ideal for families, children and pets, with

Location

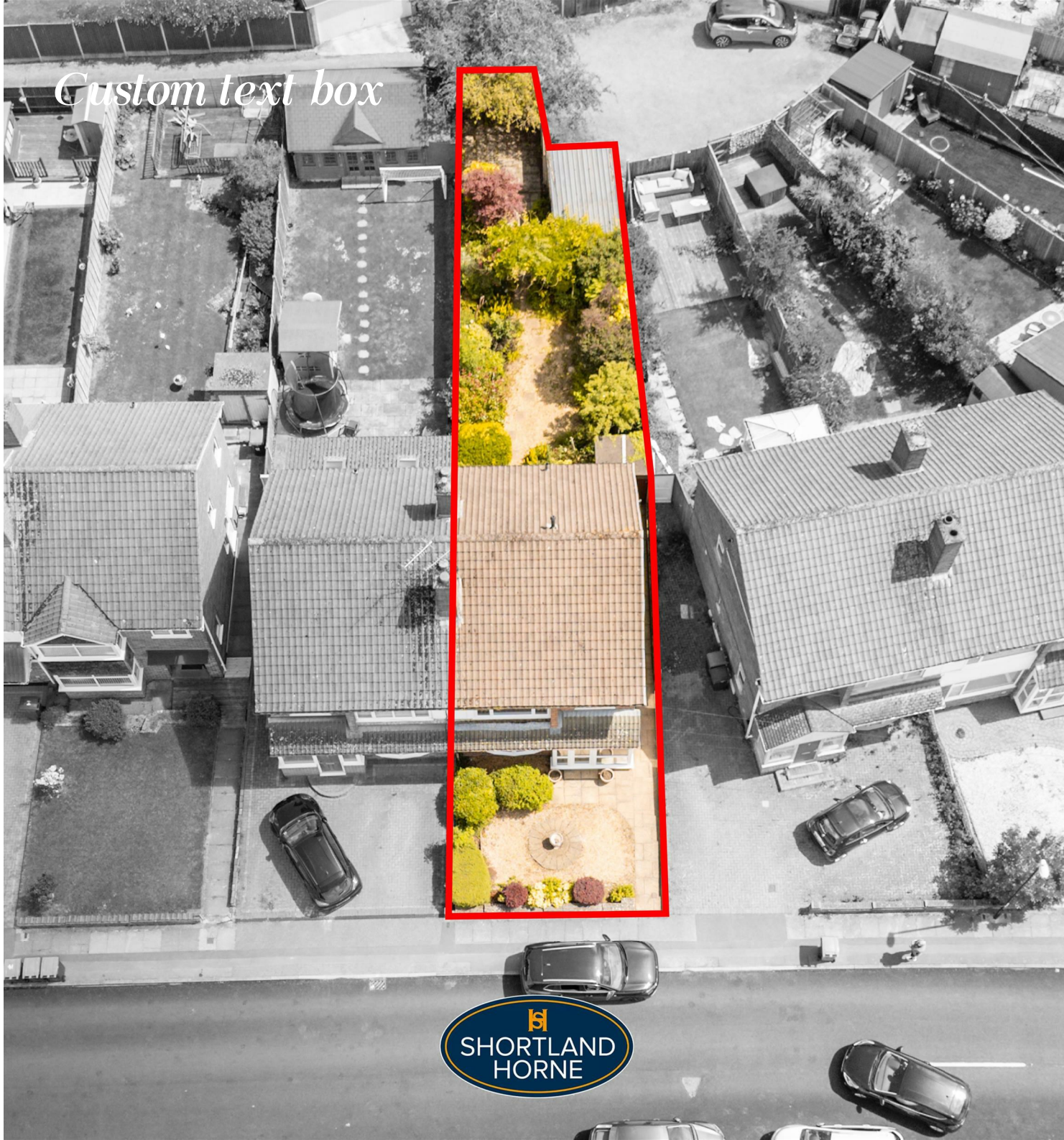
Situated in the highly regarded residential area of Eastern Green, this property enjoys a peaceful suburban setting on the western side of Coventry. The area is particularly popular with families and professionals thanks to its attractive surroundings, excellent transport connections and access to highly regarded local schools. Eastern Green is a modern residential neighbourhood located approximately three miles from Coventry city centre, offering a balance of convenience and a quieter lifestyle.

Residents benefit from a wide range of local amenities, including supermarkets, shops, cafés, healthcare facilities and leisure opportunities within nearby Allesley, Eastern Green and Mount Nod. The area is also close to beautiful green spaces, parks and countryside walks, providing plenty of opportunities for outdoor recreation.

The location is ideal for commuters, with excellent access to the A45, A46 and motorway network, providing straightforward routes to Birmingham, Solihull, Warwick and the wider Midlands region. Regular bus services connect the area to Coventry city centre, Coventry Railway Station and surrounding districts.

Families are well served by a selection of respected schools in the area, including primary schools in Allesley and Allesley Hall, together with a range of secondary education options nearby.

selling quality
property since 1995



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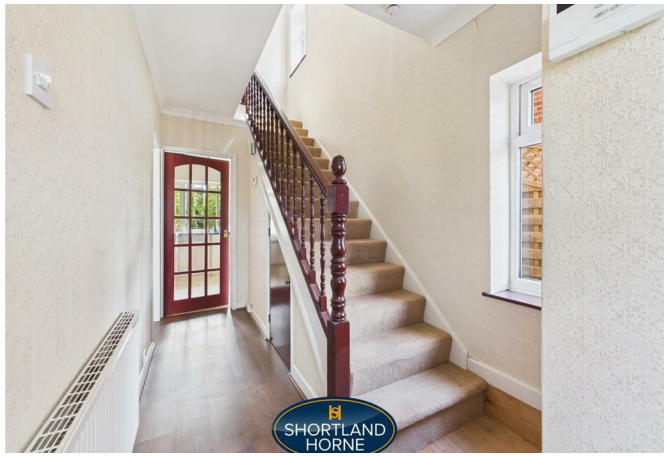

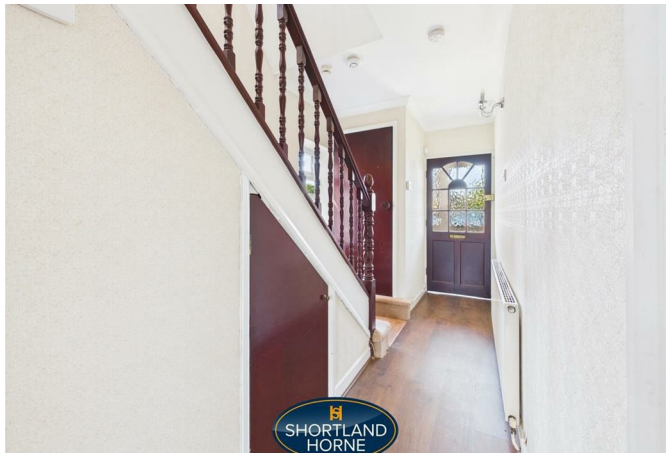

Dimensions

GROUND FLOOR

Entrance
2.51m x 0.76m

Hallway
0.89m x 4.50m

Living Room
3.58m x 7.75m

Kitchen
2.29m x 2.79m

FIRST FLOOR

Landing
2.46m x 2.82m

Bedroom One
2.69m x 3.89m

Bedroom Two
3.05m x 3.78m

Bedroom Three
2.26m x 2.67m

Bathroom
2.41m x 1.80m

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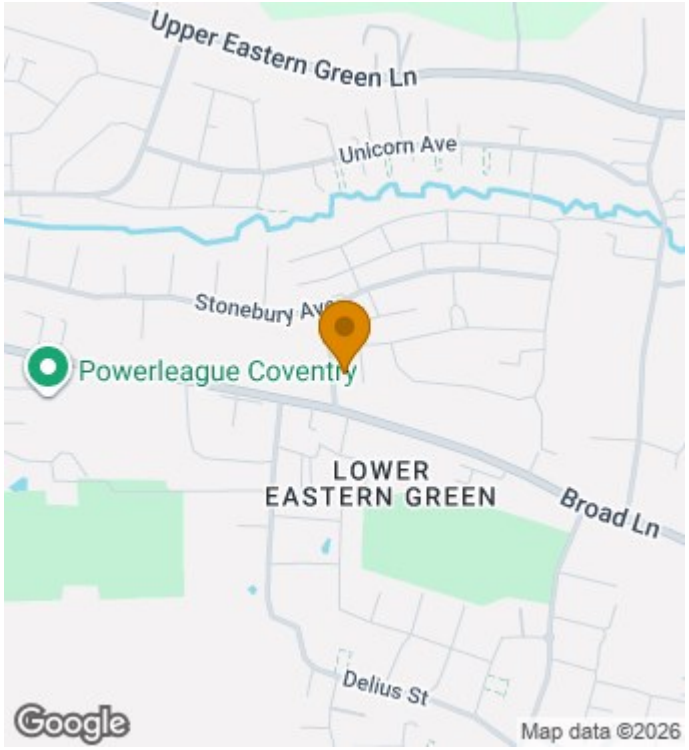
Floor Plan

Location Map



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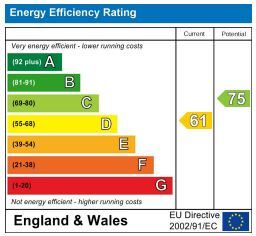

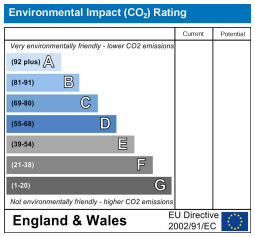

Total area: sq ft

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.

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