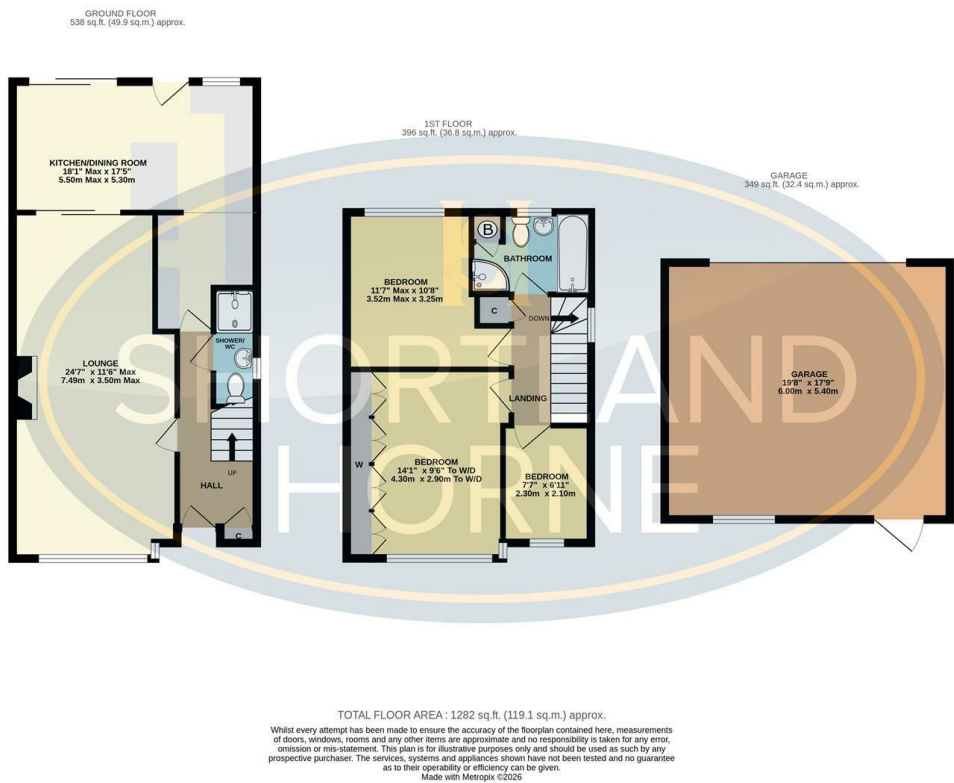
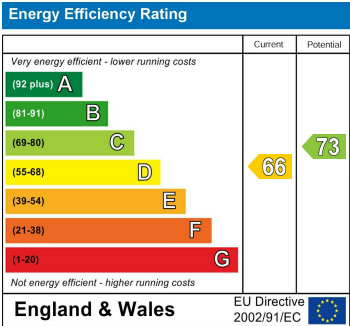


Floor Plan



EPC



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.

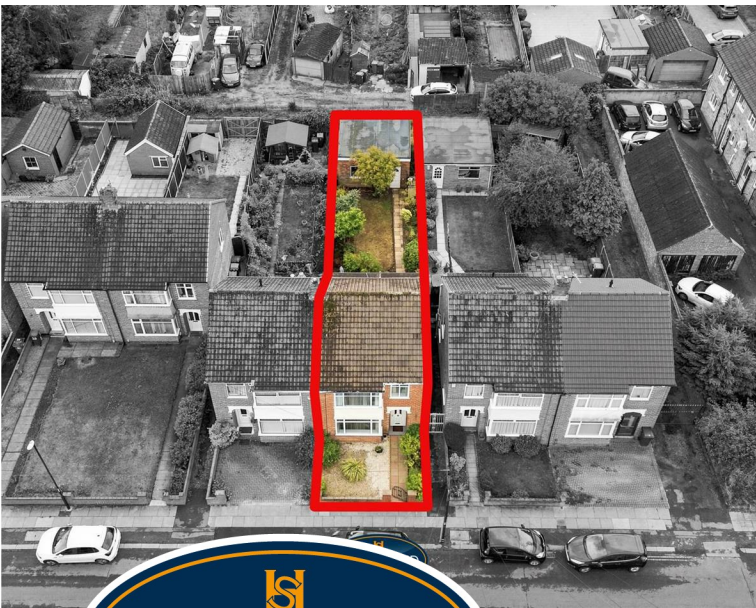
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

follow us  

Gleneagles Road
CV2 3BP



£255,000 Guide Price

Bedrooms 3
Bathrooms 1

* IMMACULATELY PRESENTED 3 BEDROOM SEMI DETACHED HOUSE * DOUBLE WIDTH GARAGE * EXTENDED FAMILY ACCOMMODATION * L SHAPED DINING ROOM WITH OPEN PLAN FITTED KITCHEN * DOWNSTAIRS CLOAKROOM WITH SHOWER & FAMILY BATHROOM * NO UPWARD CHAIN

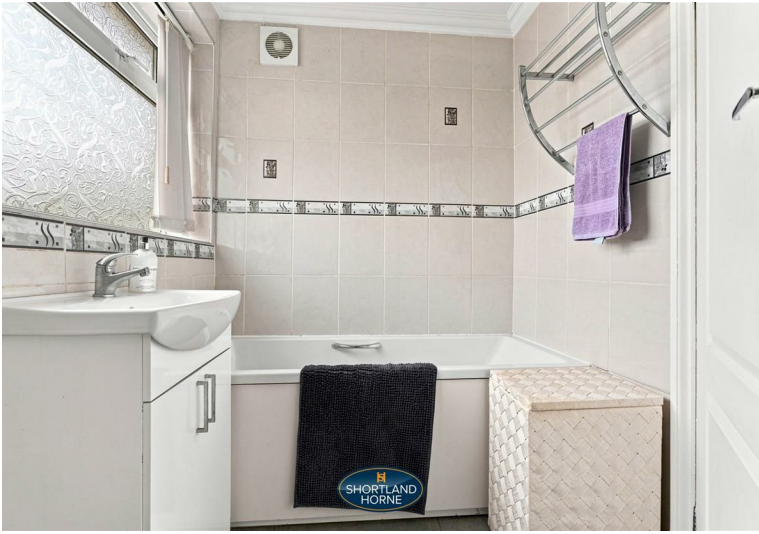
Nestled on the charming Gleneagles Road in the desirable area of Norton Hill, Wyken, Coventry, this well-presented semi-detached house offers a delightful blend of comfort and style. Spanning an impressive 1,282 square feet, the property features a spacious through lounge that seamlessly flows into an L-shaped dining open plan fitted kitchen extension, perfect for both entertaining guests and enjoying family meals overlooking the south facing garden.

The home boasts three generously sized bedrooms, providing ample space for relaxation and personalisation. Additionally, the property includes cloakroom with shower, enhancing the practicality of daily living and family bathroom with separate shower cubicle.

One of the standout features of this residence is the double-width garage, offering plenty of room for parking or additional storage. The overall layout and thoughtful design make this house an ideal choice for families or those seeking a comfortable living space in a friendly neighbourhood to be sold with no upward chain.

With its attractive presentation and functional spaces, this property is sure to appeal to a variety of buyers and particularly convenient within walking distance of Coventry University hospital !!

Don't miss the opportunity to make this lovely house your new home.



ENTRANCE HALL

CLOAKROOM WITH SHOWER

THROUGH LOUNGE24'6" x 11'5"

FULL WIDTH L SHAPED DINING WITH OPEN PLAN BREAKFAS18'0" x 17'4"

LANDING

BEDROOM ONE14'1" x 9'6"

BEDROOM TWO11'6" x 10'7"

BEDROOM THREE10'9" x 6'10"

BATHROOM

REAR ACCESS DOUBLE WIDTH GARAGE19'8" x 17'8"

FRONT & WELL LAID OUT SOUTH FACING REAR GARDEN

NO UPWARD CHAIN