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Astoria Drive
CV4 9ZY

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Shortland Horne are delighted to offer this modern three bedroom semi detached property within the highly sought after Bannerbrook Park development on the western side of Coventry.

The ground floor comprises a welcoming entrance hallway, bright and comfortable living room and a contemporary fitted kitchen/dining room complete with integrated appliances. Patio doors open directly onto the enclosed rear garden. A convenient ground floor W.C. completes the accommodation.

To the first floor are three well proportioned bedrooms, including a generous principal bedroom benefiting from a modern en-suite shower room with a contemporary family bathroom completing the first floor.

Externally, the property enjoys low maintenance front and rear gardens, a single garage, two allocated parking spaces, and additional on street parking for visitors.

Perfectly positioned within easy reach of local shops, well-regarded schools, Warwick University, and excellent transport links including the A45, A46 and motorway network, this superb home offers the ideal balance of convenience and modern living.

AVAILABLE FROM 4TH SEPTEMBER | EPC RATING: C |
COUNCIL TAX BAND: C

selling quality
property since 1995



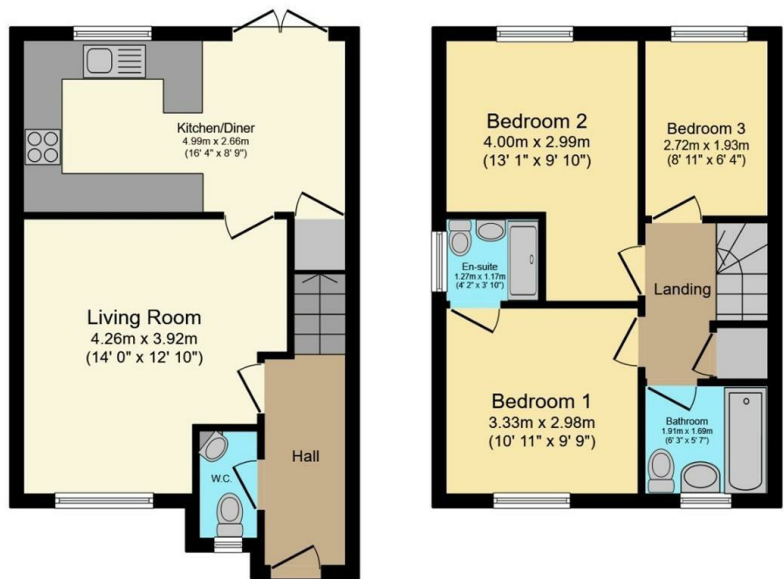




Dimensions



Floor Plan



Ground Floor
Floor area 37.1 sq.m. (399 sq.ft.) approx

First Floor
Floor area 35.0 sq.m. (377 sq.ft.) approx

Total floor area 72.1 sq.m. (776 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Total area: sq ft

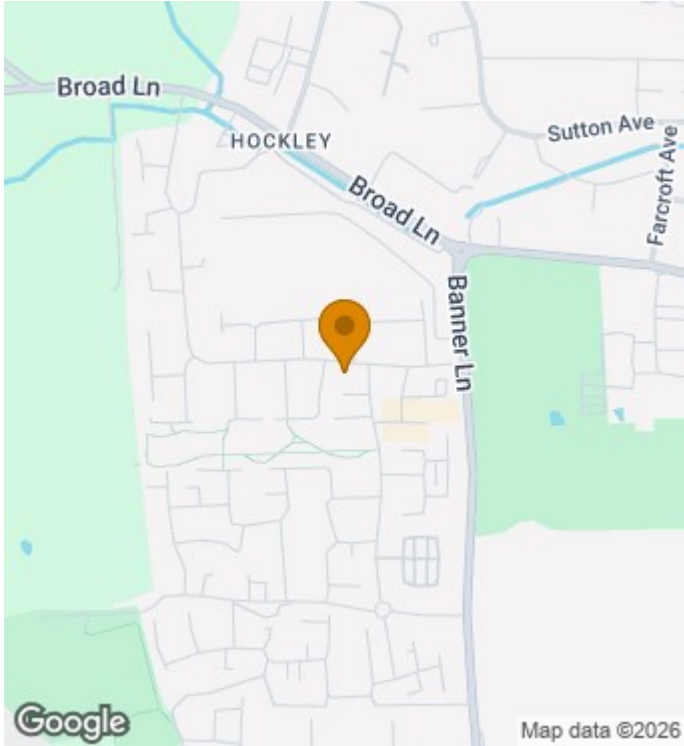
Disclaimer

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

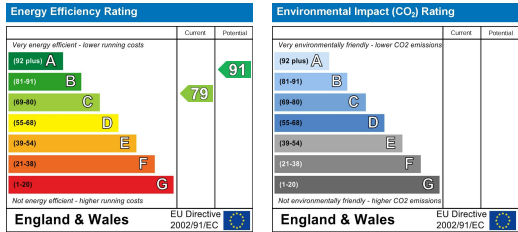
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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