




SHORTLAND
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Earlsdon Avenue North
CV5 6GX

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Shortland Horne are delighted to present this spacious and well appointed five bedroom end of terrace property, ideally positioned directly opposite the popular Hearsall Common. Offering an excellent combination of space, convenience and location, the property provides superb access to both Coventry and Warwick University, making it an ideal investment opportunity.

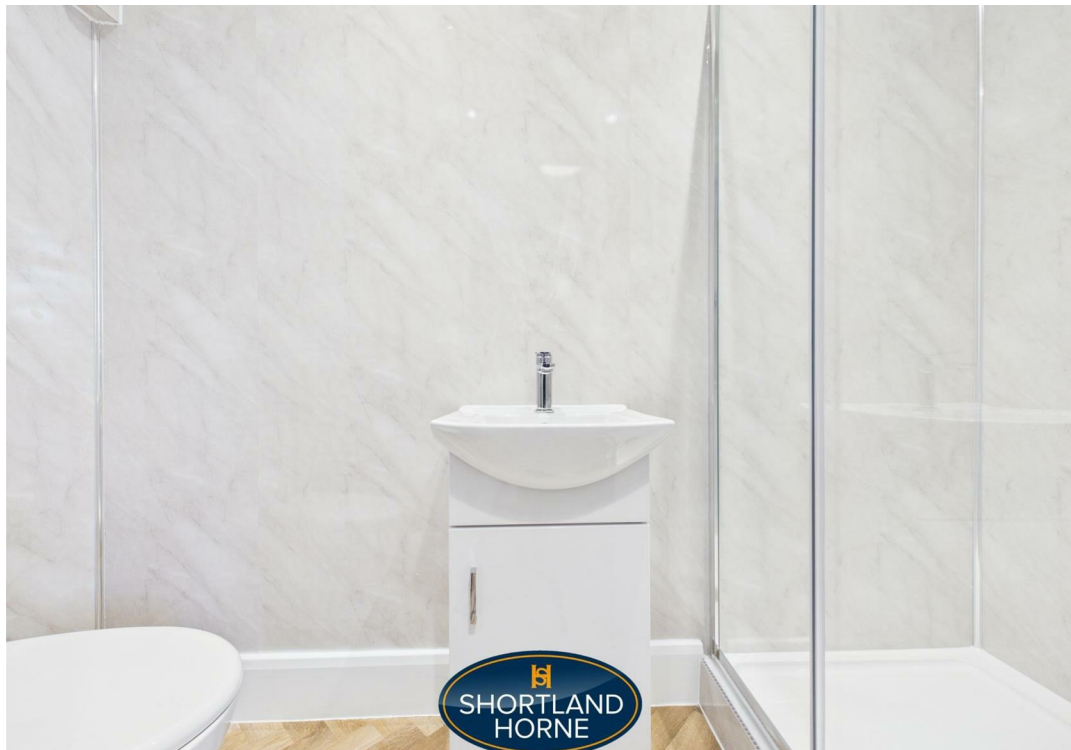
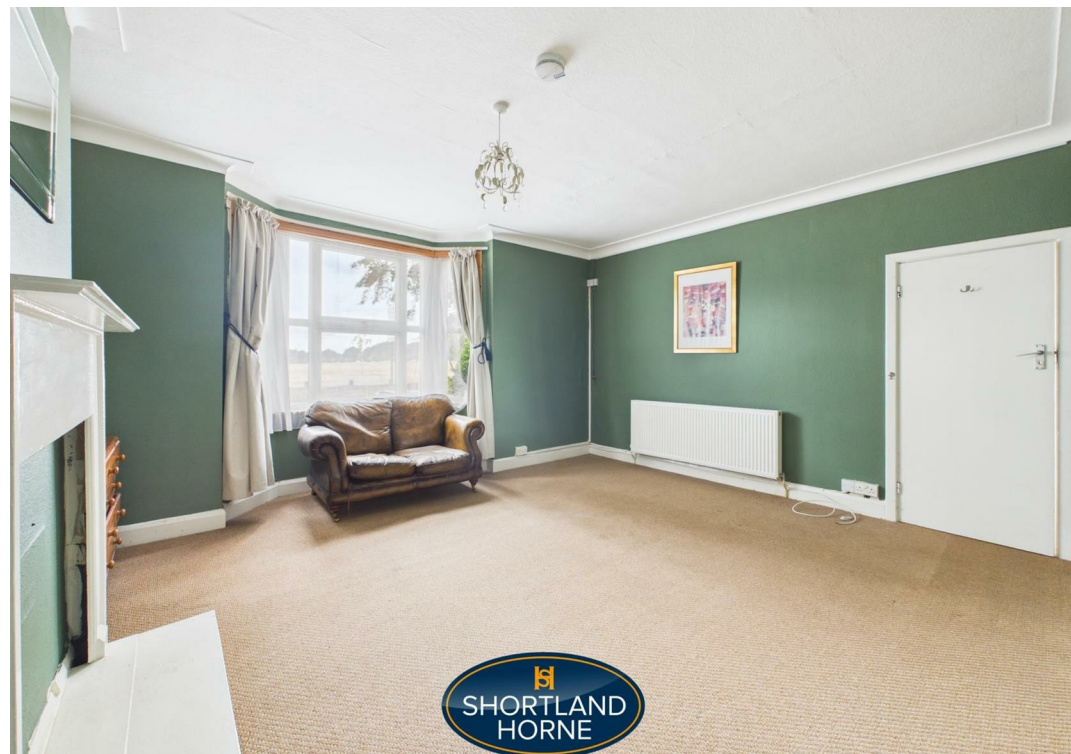
The property features a modern kitchen/diner with a comprehensive range of integrated appliances, including an oven, washing machine, tumble dryer and fridge freezer. The ground floor also benefits from a spacious reception room, perfect for socialising and relaxing, alongside a convenient ground floor bedroom and shower room.

To the first floor are four further double bedrooms, complemented by a modern shower room.

The property also has the added benefit of being sold with no onward chain and vacant possession.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Hallway

1.83m x 4.55m

Living Room

4.90m x 4.14m

Bedroom

3.05m x 4.14m

Bathroom

0.97m x 2.41m

Kitchen

2.16m x 10.62m

FIRST FLOOR

Landing

1.93m x 2.36m

Bedroom

4.01m x 4.75m

Bedroom

2.82m x 2.69m

Bedroom

3.10m x 4.14m

Bedroom

2.77m x 3.05m

Landing

1.07m x 4.42m

Bathroom

2.21m x 2.36m

Store Room

0.99m x 1.55m

OUTSIDE

Rear Garden

Floor Plan



Total area: 1428.00 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.

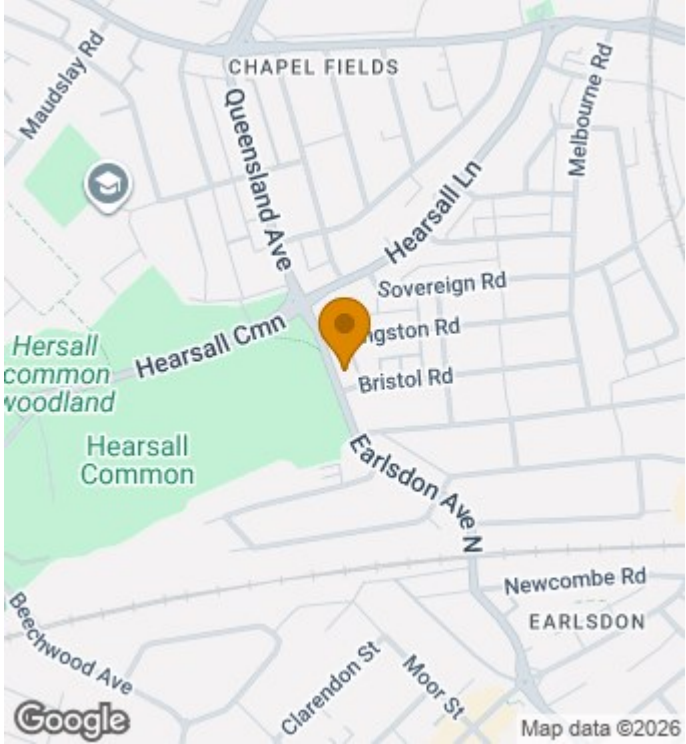
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

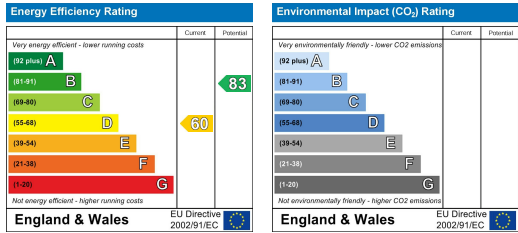
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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