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Alfriston Road
CV3 6FH

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LARGE FOOTPRINT ~ CUL-DE-SAC LOCATION ~ CHAIN FREE

This excellent traditional detached bungalow, located in the highly desirable area of Finham, is now available to the market with immediate vacant possession and no onward chain, making it an ideal opportunity for buyers looking for a smooth and straightforward purchase.

Situated just off the prestigious St. Martins Road, the property enjoys a particularly private and peaceful position at the very end of a quiet cul-de-sac. The bungalow is approached via a tarmac driveway (shared at the entrance) which opens out to provide generous off-road parking to the front of the property. In addition, there is direct access to a fantastic garage, offering excellent storage space or the potential for a workshop.

Internally, the property offers a well-balanced and spacious layout with plenty of natural light throughout. Upon entering, you are welcomed by a useful entrance porch that leads into the central hallway, providing access to the main living areas. The impressive 17-foot living room forms the heart of the home and benefits from sliding patio doors that open into a substantial 22-foot garden room a bright and versatile space perfect for relaxing, entertaining guests, or enjoying views of the garden throughout the year.

The bungalow also features a spacious breakfast kitchen, providing ample room for appliances and dining, making it a practical and sociable space for everyday living. Accommodation continues with two well-proportioned double bedrooms, both offering comfortable living space, along with a family bathroom that completes the internal layout of this charming home.

Externally, the property continues to impress. To the front, the tarmacadam driveway provides convenient access to the garage and parking area. To the rear lies a much larger than average, fully enclosed mature garden, offering a wonderful outdoor retreat. The garden features a patio area ideal for outdoor seating and entertaining, along with extensive lawn space surrounded by established greenery, providing both privacy and a peaceful setting.

With its generous plot, desirable cul-de-sac location, and excellent potential, this attractive bungalow presents a rare opportunity in one of Finham's most sought-after residential areas.

Location

Finham is one of Coventry's most popular locations for families. With excellent local schools, sports clubs, pubs, restaurants and shopping outlets this area has all the amenities you will ever need. There is nearby access to both the A45 and A46 Trunk Roads leading onto the areas network of commuter roads including the M40. Leamington Spa, Kenilworth, Coventry and Birmingham are all easily accessible.

Finham Park secondary and primary schools are located within walking distance. There are a number of other local amenities including shops, a convenience store, Medical Centre, Finham, Hearsall and Kenilworth Golf Clubs as well as Coventry's War Memorial Park. There are good bus routes running past on St Martins Road.

Alfriston Road is situated on the aspirational south side of Coventry and commands a healthy property market where prices have risen in recent years, providing good investment prospects for potential buyers.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

5.26m x 3.63m

Conservatory/Garden
Room

6.86m x 2.69m

Kitchen/Diner

6.25m x 3.35m

Bedroom One

3.66m x 3.63m

Bedroom Two

3.33m x 3.05m

Bathroom

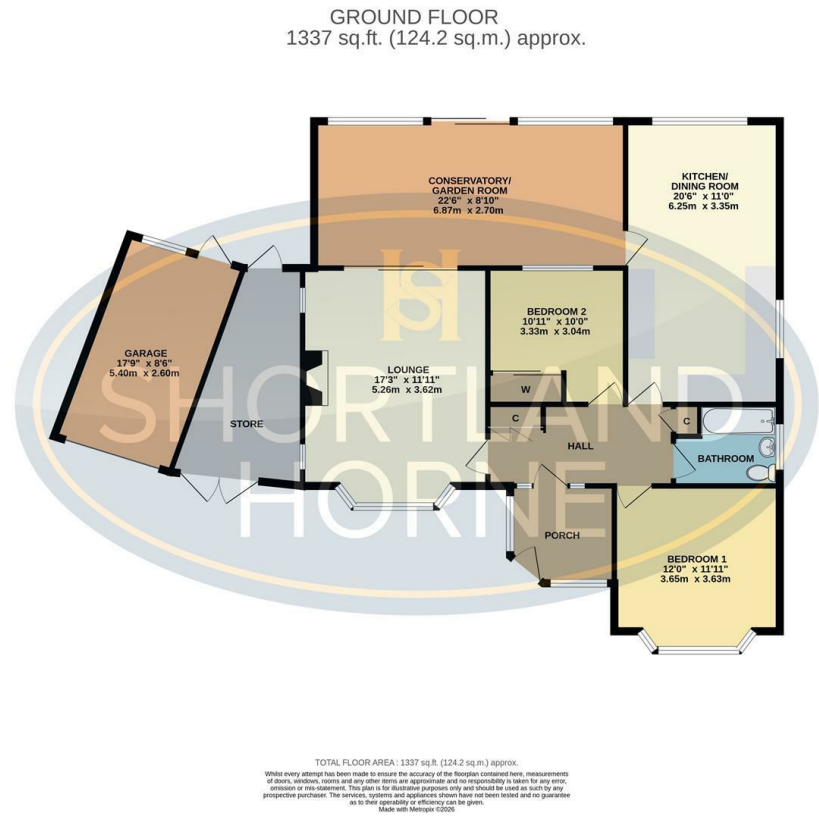
Store

Garage

5.41m x 2.59m



Floor Plan



Total area: 1337.00 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.

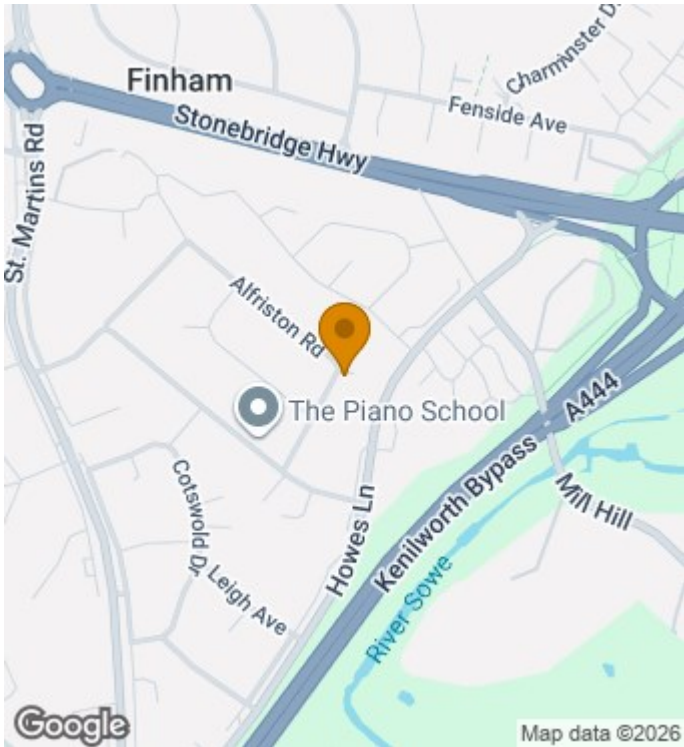
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

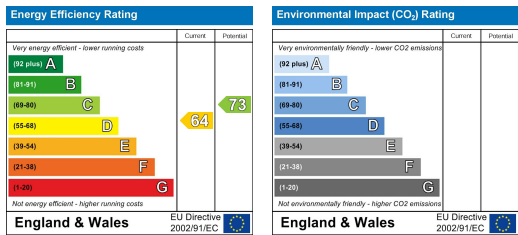
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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