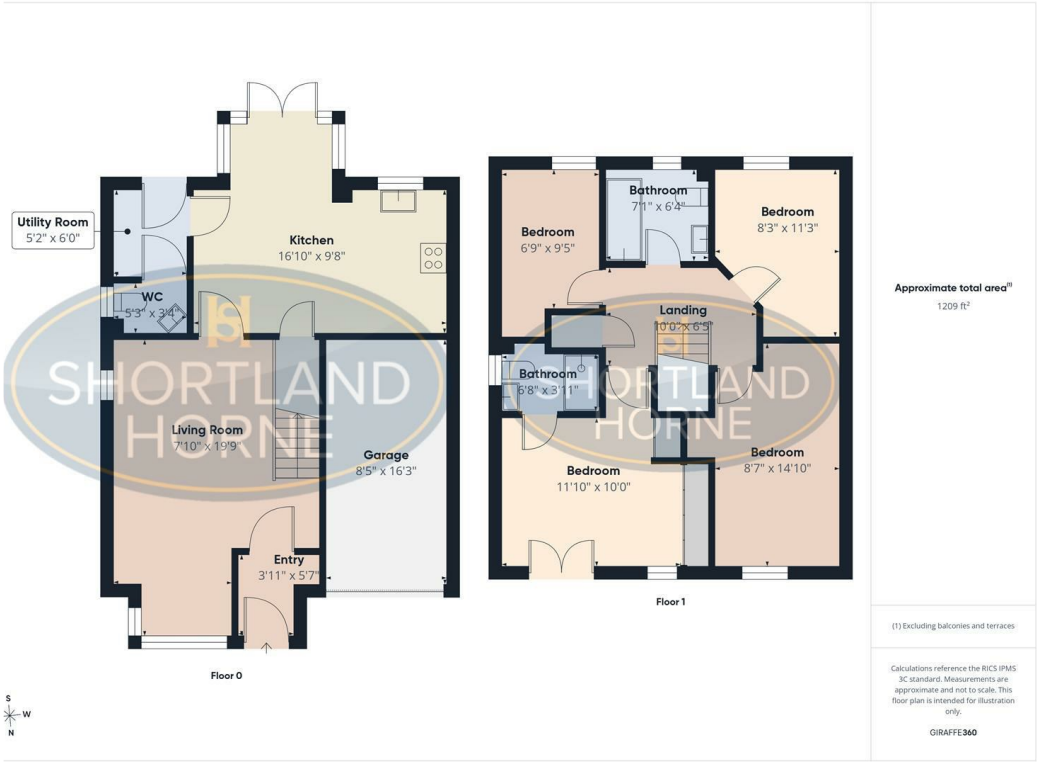


Floor Plan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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:
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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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Amelia Crescent
CV3 1NB



£385,000 Guide Price

Bedrooms 4

Bathrooms 2

* IMMACULATELY PRESENTED 4 BEDROOM BARRATT BUILT DETACHED HOUSE * SMALL SELECT MODERN DEVELOPMENT * FITTED KITCHEN WITH INTEGRATED UNITS OPEN PLAN WITH DINING / SITTING AREA * PRINCIPAL BEDROOM WITH ROMEO & JULIET OPENING DOUBLE GLAZED DOORS & ENSUITE SHOWER ROOM * LANDSCAPED FULLY FENCED REAR GARDEN * VIEWING HIGHLY RECOMMENDED

Nestled in the tranquil Amelia Crescent, Copsewood, Coventry, this stunning four-bedroom detached house, built by Barratt, offers an exceptional living experience. The immaculately presented family home has been occupied from new, which must be viewed internally to be fully appreciated. The property boasts a modern design and a host of desirable features that make it an ideal family home.

The property is gas centrally heated & double glazed and benefitting from Solar Panels installed May 2015 promoting energy efficiency and reducing utility costs.

Upon entering, you are greeted by a spacious bay windowed reception room with marble effect fireplace that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house comprises four well-proportioned bedrooms, including a master suite complete with an ensuite fully tiled shower room and Romeo & Juliet double glazed doors!!

The property also features a second bathroom with shower, catering to the needs of a busy household. The modern kitchen is designed for functionality and style, making it a delightful space for culinary enthusiasts with induction hob, oven, fridge/ freezer & dishwasher !! with open plan dining / sitting area overlooking the landscaped rear garden.

For those with vehicles, the integral garage offers direct access to the home with electric car point, providing convenience and security. The surrounding area is peaceful, making it an excellent choice for families seeking a serene environment while still being close to local amenities and transport links.

The property has a Management Charge of £90 per annum for the development.



VESTIBULE HALL	16'4"22'11" x 9'10"36'1"	ENSUITE SHOWER ROOM	6'8 x 3'11
BAY WINDOWED LOUNGE	19'9 x 7'10	BEDROOM TWO	14'10 x 8'7
OPEN PLAN BAYED DINING/ BREAKFAST KITCHEN ROOM	16'10 x 9'8	BEDROOM THREE	11'3 x 8'3
UTILITY ROOM	6 x 5'2	BEDROOM FOUR	9'5 x 6'5
CLOAKROOM	5'3 x 3'4	FAMILY BATHROOM	7'1 x 6'4
LANDING		DIRECT ACCESS INTEGRAL GARAGE	16'3 x 8'5
BEDROOM ONE	11'10 x 10	FRONT & WELL LAID OUT LANDSCAPED REAR GARDEN	
		VIEWING HIGHLY RECOMMENDED	