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Brambling Avenue
Canley CV4 8NH

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Nestled in the desirable Brambling Avenue in Canley, Coventry, this modern ground floor maisonette presents an exceptional opportunity for both families and investors alike. Spanning an impressive 596 square feet, the property boasts a spacious entrance hall that leads to an inviting open plan lounge, kitchen, and dining area, perfect for entertaining or relaxing with loved ones.

The maisonette features two generously sized double bedrooms, providing ample space for rest and relaxation. Additionally, there is a large bathroom that caters to all your needs. Notably, there is potential to partially convert the open plan area into a third bedroom, offering flexibility for growing families or those seeking extra space.

The property is ideally located, with easy access to Warwick University, local amenities, and key road networks, making it a convenient choice for commuters. Canley Train Station is also within close proximity, enhancing the appeal for those who travel regularly.

Outside, you will find a well-presented rear garden, complete with a sunny decking area, perfect for enjoying the warmer months. The maisonette also benefits from two allocated parking spaces, ensuring convenience for residents and guests alike.

With over 900 years remaining on the lease and a peppercorn ground rent, this property is not only a charming home but also a sound investment opportunity. Do not miss the chance to make this delightful maisonette your own.

please note photos were taken before new owners moved in

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen/Dining Room

Lounge

8.00m x 2.31m

Bedroom One

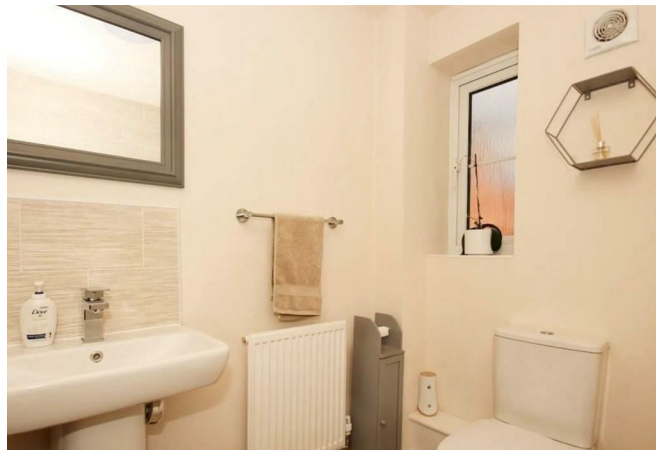
3.71m x 3.00m

Bedroom Two

3.00m x 2.49m

Bathroom

1.91m x 1.80m



Floor Plan



Total floor area 55.4 sq.m. (596 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com

Total area: 596.00 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

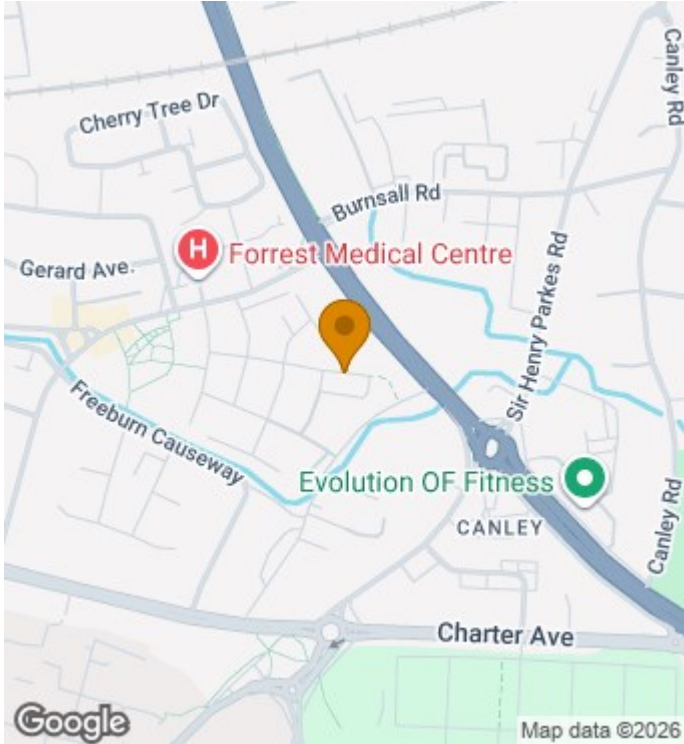
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

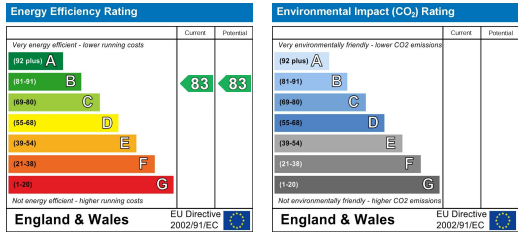
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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