
SHORTLAND HORNE
Trusted Property Experts
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Leasowes Avenue
CV3 6BH

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Nestled on Leasowes Avenue in Coventry, this delightful terraced house presents an exceptional opportunity for families seeking a comfortable and character-filled home. Formerly a bakery, this unique property is situated on a corner plot within the highly regarded Finham and Stivichall catchment area, making it an ideal choice for those prioritising education and community.

Upon entering, you are greeted by a spacious lounge and dining area, perfect for unwinding after a long day or hosting gatherings with friends and family. The modern fitted kitchen is well-equipped for all your culinary needs, ensuring that meal preparation is both enjoyable and efficient. Additionally, the convenient ground floor shower room and WC provide practicality for busy households.

Venture upstairs to discover three generously sized bedrooms, each offering ample space for family members or guests. The family bathroom is thoughtfully designed to accommodate morning routines with ease. Throughout the property, gas central heating and double glazing ensure a warm and inviting atmosphere, regardless of the season.

Offered with no onward chain, this charming home allows for a seamless transition into your new life. With an EPC rating of C, you can rest assured that energy efficiency is also a priority. This property is not just a house; it is a place where memories can be made. We invite you to book a viewing today and explore all that this lovely home has to offer.

selling quality
property since 1995




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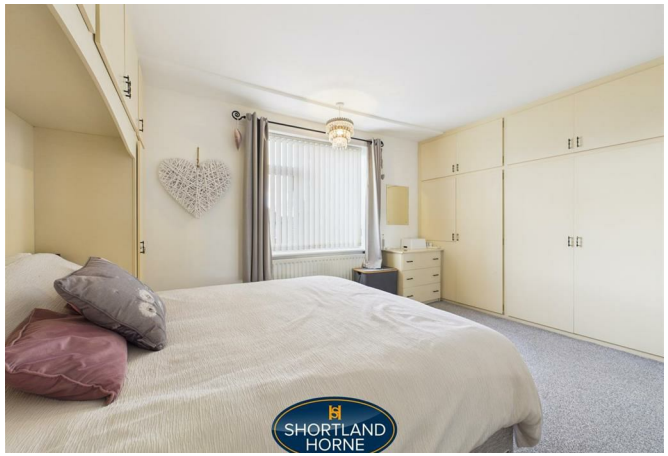

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Dimensions

GROUND FLOOR

HALLWAY

LOUNGE
4.80m x 8.00m

KITCHEN
4.67m x 2.44m

SHOWER ROOM
1.37m x 1.83m

FIRST FLOOR

LANDING

BEDROOM
4.75m x 3.91m

BEDROOM
3.07m x 3.99m

BEDROOM
2.72m x 2.49m

BATHROOM
1.78m x 1.83m

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Floor Plan

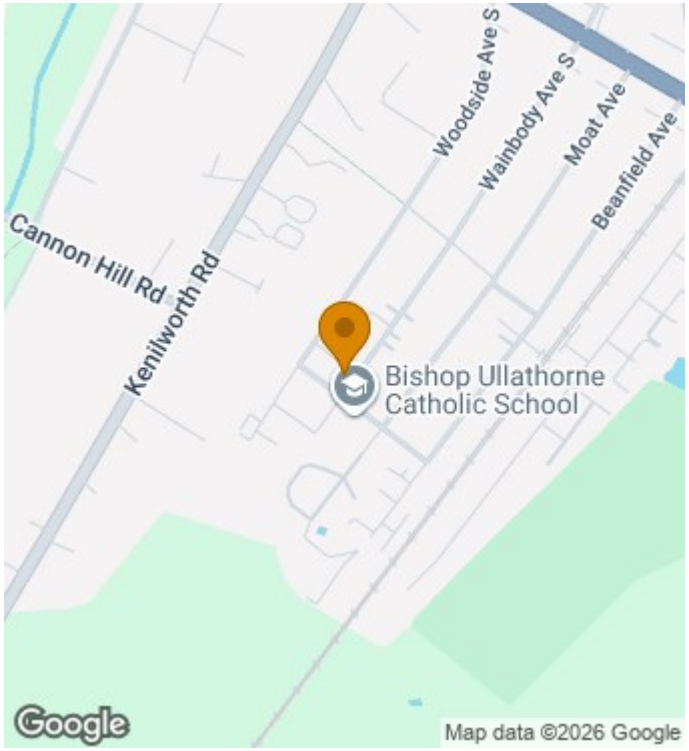


Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

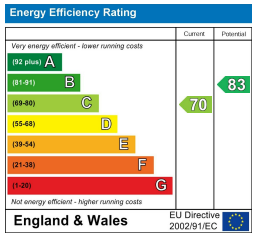
This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

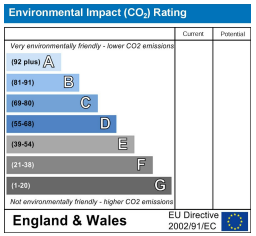
Total area: 1166.00 sq ft

Location Map



EPC





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 ccordance 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.

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