
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Shaftesbury Road
CV5 6FL

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A beautifully presented three-bedroom family home, offering spacious and versatile accommodation, a fully landscaped rear garden and a fantastic fully insulated garden office/bar, perfect for entertaining or working from home.

Situated on the popular Shaftesbury Road, this attractive three-bedroom home offers a superb blend of traditional character and modern-day living, with generous accommodation arranged over two floors.

The ground floor welcomes you into an entrance hallway with stairs rising to the first floor. To the front of the property is a well-proportioned lounge featuring a charming bay window, creating a bright and inviting space to relax.

To the rear is the real heart of the home, an impressive open-plan kitchen/diner providing an excellent space for family living and entertaining. The generous proportions offer ample room for cooking, dining and socialising, with access to the rear garden. Completing the ground floor is a useful utility room and a convenient downstairs W/C.

On the first floor, the property offers three well-proportioned bedrooms, including a particularly spacious principal bedroom with a bay window. A family bathroom serves the accommodation.

Externally, the property benefits from on-street parking, whilst the rear garden has been fully landscaped to create an attractive and enjoyable outdoor space.

A particular highlight is the fantastic fully insulated garden office/bar, offering an incredibly versatile additional space. Whether used as a dedicated home office, entertaining area, garden bar or relaxing retreat, this superb addition provides a real lifestyle benefit.

Ideally positioned within the sought-after CV5 postcode, the property enjoys convenient access to Coventry city centre, local amenities, schools and transport links.

This is a fantastic opportunity to purchase a spacious three-bedroom home with an impressive kitchen/diner, beautifully landscaped garden and a superb garden office/bar.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

HALLWAY
1.12m x 6.30m

UTILITY ROOM
2.95m x 2.06m

WC
1.50m x 1.32m

KITCHEN
4.34m x 7.47m

FIRST FLOOR

LANDING
1.73m x 2.46m

BEDROOM
4.70m x 1.22m

BEDROOM
3.23m x 3.71m

BEDROOM
3.45m x 3.33m

BATHROOM
2.18m x 1.96m

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Floor Plan



SHORTLAND HORNE

Shaftesbury Road

3 bedroom, 1 bathroom & 1 W/C

S W E N

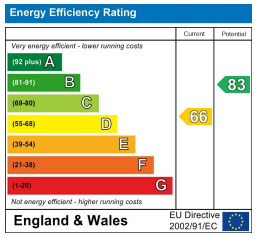
Illustration purposes only. This floorplan is intended for guidance only and should not be relied upon as an exact representation of the property. All measurements are approximate.

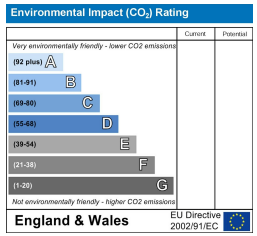
Total area: 1174.00 sq ft

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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