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Brympton Road  
CV3 1GW

# Brympton Road

## CV3 1GW

\* 2 BEDROOM TERRACE \* PLEASANT BACKWATER TREE  
LINED RESIDENTIAL ROAD \* GAS CH & DOUBLE GLAZED  
\* CONCRETE BLOCK DETACHED GARAGE \*  
REALISTICALLY PRICED

Nestled along the tree lined residential road in Brympton Road in Coventry, this charming mid-terrace house offers a delightful blend of comfort and convenience. Built in 1929, the property boasts a characterful exterior making it an inviting home for families and professionals alike.

Spanning 743 square feet, the house features a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation and the first-floor shower room is fully tiled, presenting a modern touch while ensuring practicality for everyday use.

The heart of the home is the dining kitchen, equipped with a hob, ideal for culinary enthusiasts who enjoy preparing meals. This space not only serves as a functional area for cooking but also as a gathering spot for family and friends overlooking the rear garden.

For those in need of additional storage or workspace, the property includes a rear concrete block garage, providing a secure area for vehicles or hobbies.

Don't miss the chance to make this delightful property your new home.

selling quality  
property since 1995









## Dimensions

VESTIBULE HALL

LOUNGE

4.05 x 3.62

DINING KITCHEN

3.55 x 2.67

LANDING

BEDROOM ONE

5.22 x 4.05

BEDROOM TWO

3.45 x 2.70

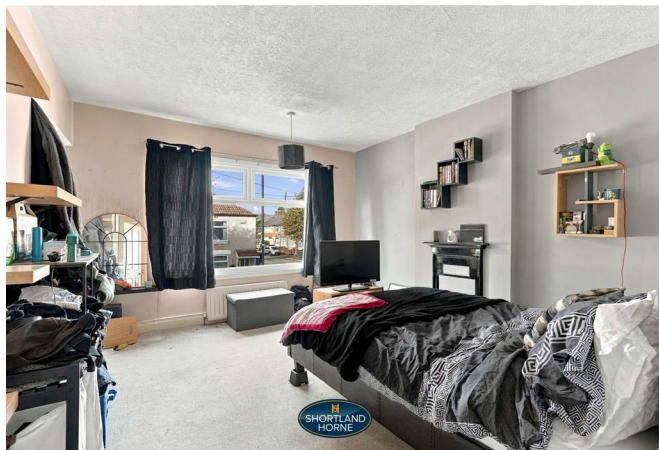
FULLY TILED  
SHOWER ROOM

REAR CONCRETE  
BLOCK DETACHED  
GARAGE

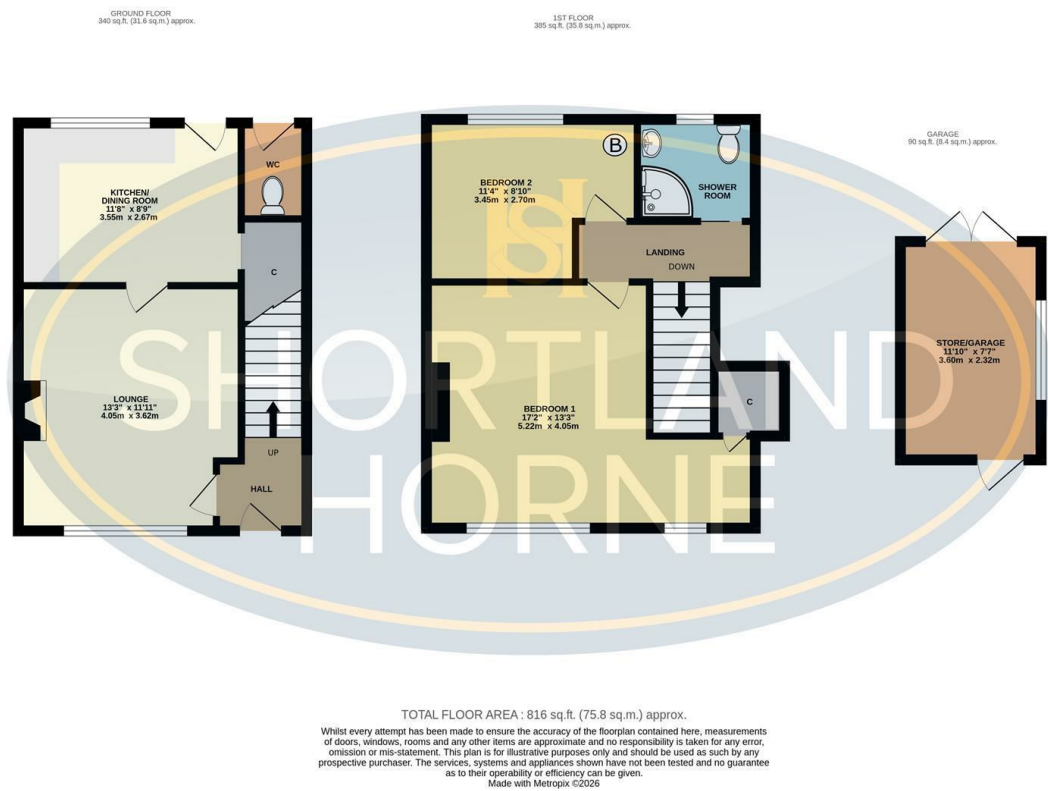
3.60 x 2.32

FRONT & REAR  
GARDENS

OUTSIDE WC



Floor Plan



Total area: 816.00 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.

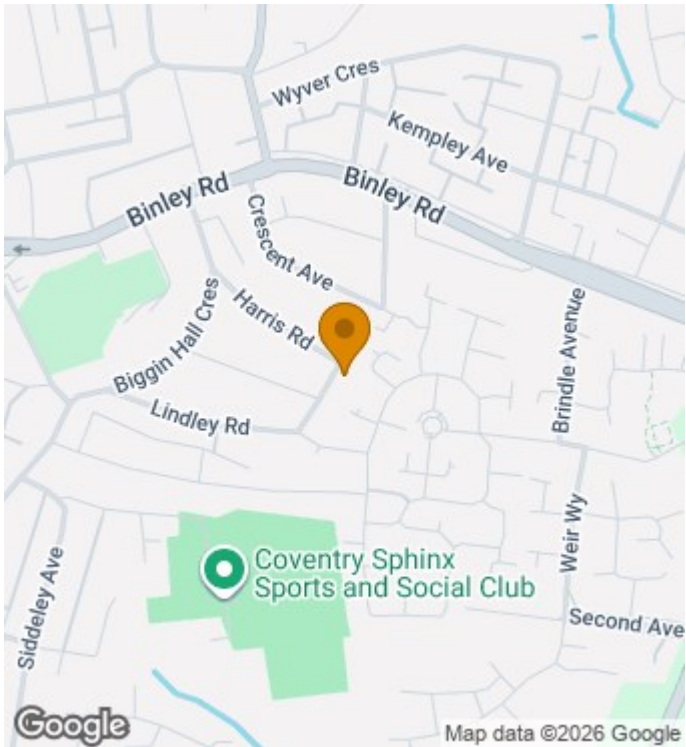
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

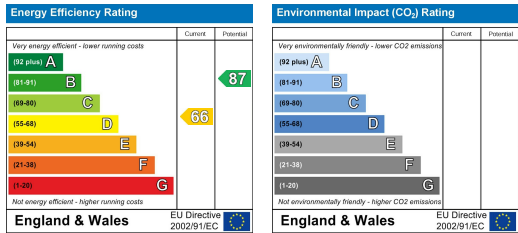
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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