



## 17 Horse Shoe Road, Longford, Coventry, CV6 6JY

Asking Price £0.00



Two Bedroom Semi-detached house  
Close to local amenities and ask to major motorway links  
Lounge  
Kitchen/Diner  
Two Bedrooms  
First floor Bathroom  
Front and Rear Gardens  
Possible off road parking to the front  
Vacant Possession

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## Accommodation comprises

### Ground Floor

#### Entrance

UPVC Double glazed door into:

#### Lobby

with door to:

#### Lounge

4.5m (14' 9") approx x widest 4.0m (13' 1") approx - 2.9m min (9' 6") approx

UPVC double glazed bay window to the front. Central heating radiator. Stairs leading off the the first floor. Storage cupboard and door into:

#### Kitchen/Diner

2.4m (7' 10") approx x 4.0m (13' 1") approx

With ample wall and base units and work tops over.

Stainless steel sink unit with mixer tap

### First Floor

#### Landing

With access to the loft. UPVC double glazed window to the side. Storage cupboard housing hot water tank. Doors leading off to all rooms.

#### Bedroom 1

3.3m (10' 10") approx x 4.0m (13' 1") approx

UPVC double glazed window to the front. Central heating radiator. Built in wardrobes

#### Bedroom 2

3.6m (11' 10") approx x 2.2m (7' 3") approx

UPVC double glazed window to the rear. Central heating radiator

#### Bathroom

2.0m (6' 7") approx x 1.7m (5' 7") approx

With low lever WC, wash hand basin. Panelled bath with electric shower over. Tiled walls. Central heating radiator. UPC double glazed window to the rear

### Outside

#### Gardens

Front Garden: Being laid to lawn with borders. Possible off road parking Rear Garden: Having slabbed garden area. Wooden fencing o both sides and rear. Mature bushes and borders. Pedestrian side access via wooden gate



## AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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