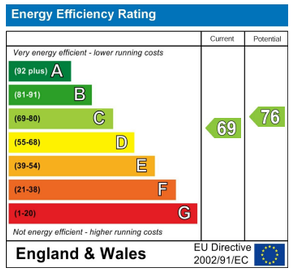
Floor Plan



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 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.

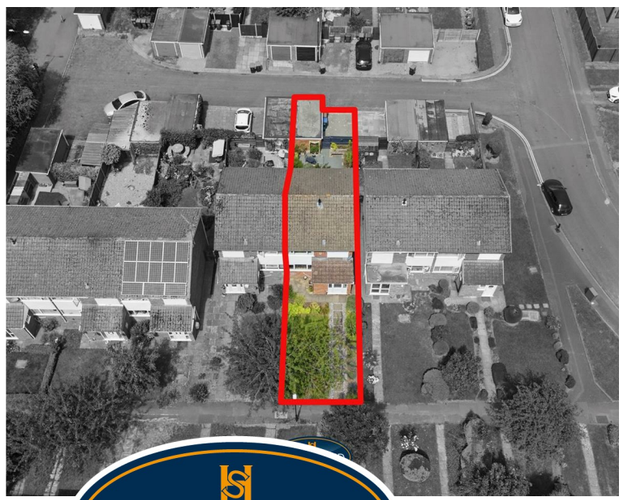
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
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Blandford Drive

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£269,500 Price Guide | Bedrooms 3 Bathrooms 1





* UNEXPECTEDLY BACK ON THE MARKET * DECEPTIVELY SPACIOUS 3 BEDROOM SEMI * IDEAL FAMILY ACCOMMODATION WITHIN WALKING DISTANCE OF COVENTRY UNIVERSITY HOSPITAL * EXCELLENT ACCESS VIA SERVICE ROAD WITH BRICK BUILT GARAGE & A DRIVEWAY * DOWNSTAIRS CLOAKROOM & FAMILY BATHROOM * VIEWING HIGHLY RECOMMENDED

Nestled in the desirable Clifford Park area along a pleasant walkway, this deceptively spacious three-bedroom semi-detached house offers a wonderful opportunity for families and professionals alike. The family home has been much improved and well maintained by the present owners and benefits from gas central heating and double glazing.

Upon entering, you will find a storm porch entrance with cloakroom through to the entrance hall with good-sized breakfast kitchen, perfect for enjoying morning meals with family or entertaining friends. The kitchen is equipped with a hob and oven, making it a practical space for culinary enthusiasts. The fully tiled bathroom features a shower, providing both style and functionality for your daily routines.

In addition to its generous living spaces, this home also includes excellent access to brick built garage with adjoining car parking bay ensuring that parking and storage are never a concern. The layout of the property is designed to maximise space and comfort, making it an ideal choice for those seeking a welcoming environment.

The gardens have been well maintained with the rear garden having been landscaped to enjoy relaxation in a pleasant environment.

With its convenient location and thoughtful features, this semi-detached house on Blandford Drive is a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

STORM PORCH		BEDROOM TWO	12'0" x 10'11"
ENTRANCE HALL		BEDROOM THREE	8'4" x 7'10"
CLOAKROOM		FULLY TILED BATHROOM WITH SHOWER	
FULL WIDTH LOUNGE	17'2" x 11'10"	ACCESS VIA SERVICE ROAD TO BRICK BUILT GARAGE	17'10" x 8'10"
GOOD SIZED BREAKFAST KITCHEN	12'1" x 10'11"	ADDITIONAL CAR PARKING BAY	
LANDING		FRONT & LANDSCAPED REAR GARDEN	
BEDROOM ONE	12'1" x 11'0"		