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Coleman Street
CV4 9QN



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Nestled on Coleman Street in Coventry, this charming mid terrace house offers a delightful opportunity for both families and investors alike. With three well-proportioned bedrooms, this property is tastefully decorated and has been thoughtfully renovated throughout, making it truly turn-key ready for immediate occupancy.

Upon entering, you are welcomed by a spacious entrance hall that leads into a bright and airy through lounge combined with a dining area, perfect for entertaining or enjoying family meals. The kitchen is equipped with a range of modern units, providing ample storage and workspace for culinary enthusiasts along with integrated washing machine and dishwasher.

The first floor features three comfortable bedrooms, each offering a peaceful retreat, along with a stylish bathroom that boasts a corner bath and a convenient shower attachment. This well-designed layout ensures that every member of the household has their own space.

Outside, the property benefits from gardens to both the front and rear, with the

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selling quality
property since 1995





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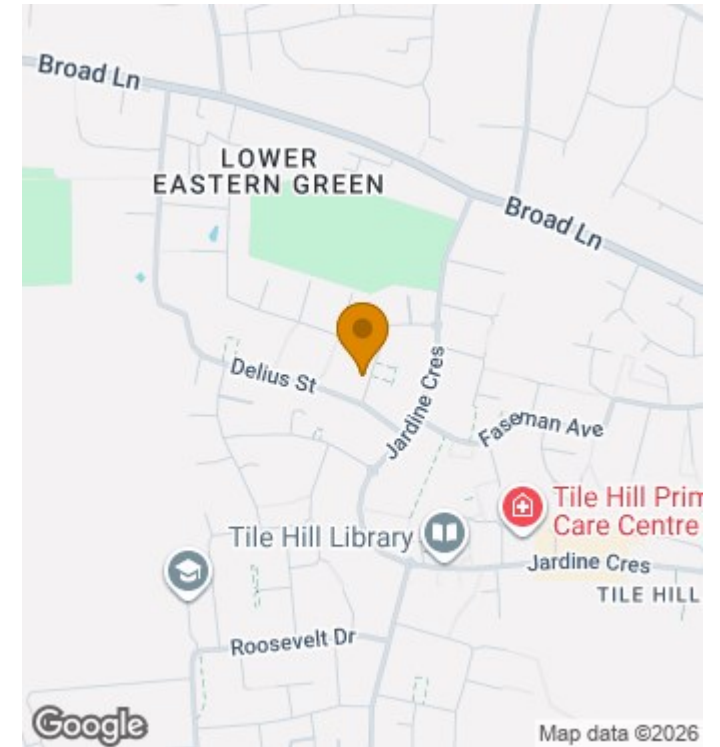


Dimensions



Floor Plan

Location Map



Total area: sq ft

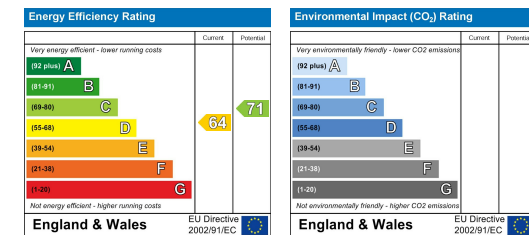
Disclaimer

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.

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