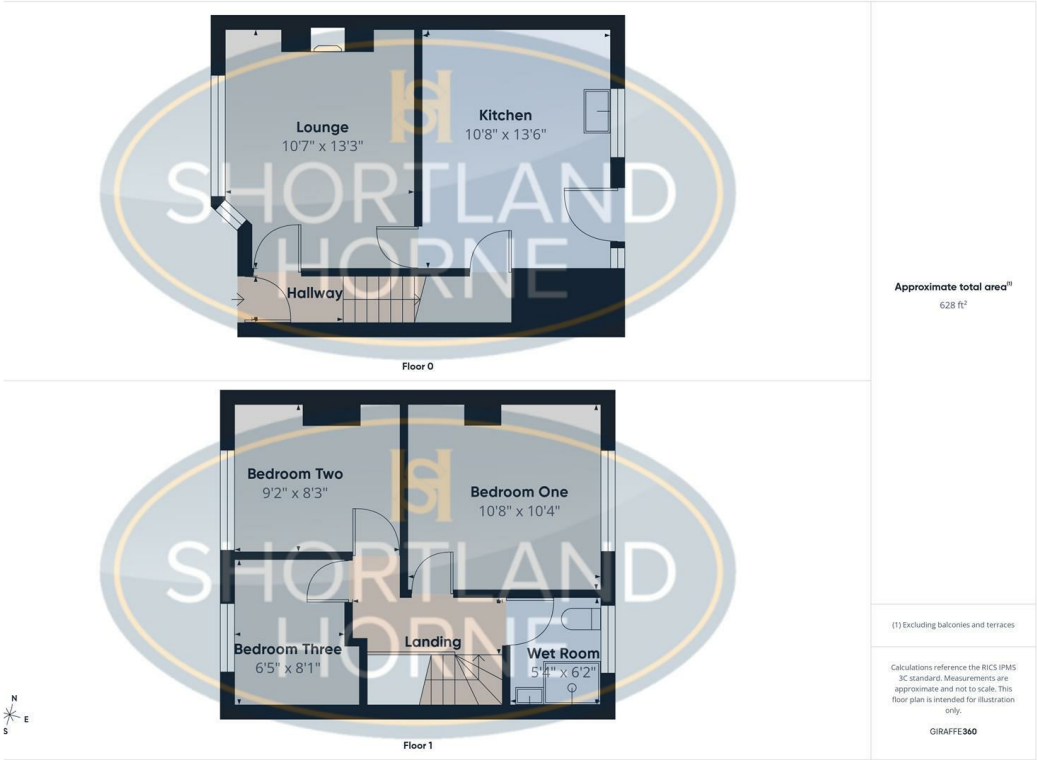
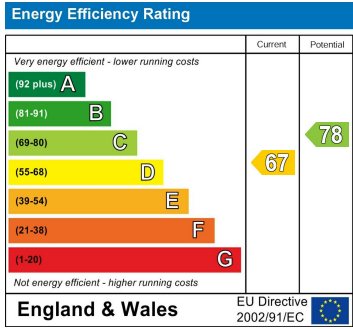


Floor Plan



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  
**visit:** shortland-horne.co.uk

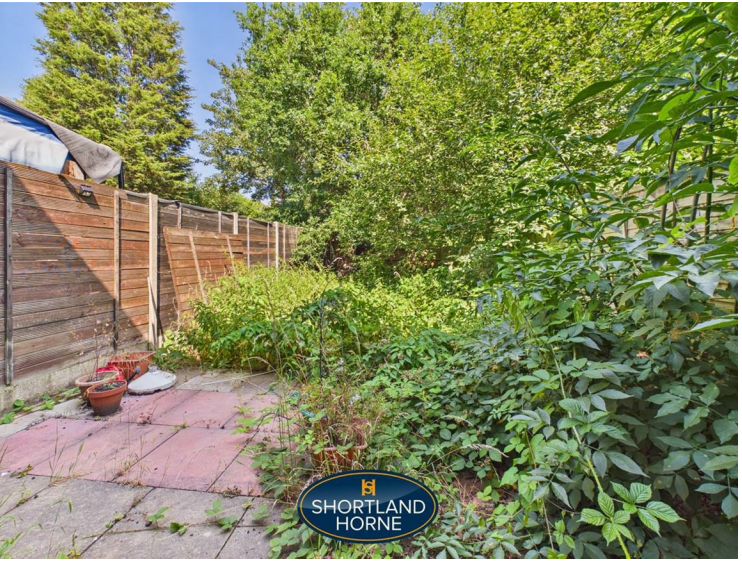
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**Glaisdale Avenue**  
**CV6 4LQ**





£130,000

Bedrooms 3  
Bathrooms 1

Offered for sale with no onward chain, this three bedroom mid terrace property on Glaisdale Avenue presents an exciting opportunity for buyers looking to take on a full renovation project. Requiring complete refurbishment throughout, this freehold home offers the perfect blank canvas for investors, developers or ambitious first time buyers eager to create a home tailored to their own style and requirements.

With solid proportions and a traditional layout, the property provides excellent potential to add value through modernisation. Whether your vision is a contemporary family home or an investment property for the rental market, the possibilities here are plentiful.

The accommodation begins with a small entrance hall, with stairs rising to the first floor and access into the main living area. The lounge features a fireplace, providing a natural focal point and offering scope to create a warm and inviting reception room. To the rear, the kitchen dining room offers generous space and excellent potential to be transformed into the heart of the home. Subject to the necessary approvals, buyers may also wish to explore opportunities to reconfigure the layout to suit modern lifestyles.

The first floor comprises two well proportioned double bedrooms, a comfortable single bedroom and a wet room. Each room provides an opportunity for complete refurbishment, allowing the new owner to redesign and finish the property to their own specification from top to bottom.

Outside, the rear garden is a good size and, although currently overgrown, offers plenty of potential to create an attractive outdoor space for relaxing or entertaining. The paved front garden could also present the opportunity to create off road parking, subject to obtaining any necessary permissions and dropped kerb approvals.

The location is another significant advantage. Glaisdale Avenue is well positioned for a wide range of local amenities, with the CBS Arena and Arena Shopping Park both within easy reach, offering an excellent selection of retail, leisure and dining facilities. The nearby M6 provides convenient access for commuters, making this an attractive option for both owner occupiers and future tenants alike.

Properties offering this level of potential are becoming increasingly difficult to find. For developers and investors, this is a chance to undertake a comprehensive refurbishment and maximise the property's value. For first time buyers with vision and enthusiasm, it presents an affordable route onto the property ladder with the opportunity to create a home that reflects your own taste and lifestyle.

If you are searching for a property where the hard work can be rewarded with significant transformation, this could be the ideal project. Early viewing is recommended to fully appreciate the potential on offer.



GROUND FLOOR

Hall

Lounge 13'3 x 10'7

Kitchen 13'6 x 10'8

FIRST FLOOR

Landing

Bedroom 1 10'8 x 10'4

Bedroom 2 9'2 x 8'3

Bedroom 3

8'1 x 6'5

Wet Room

6'2 x 5'4

OUTSIDE

Rear Garden

Front Garden