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Stanley Road
Earlsdon CV5 6FG

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* WELL PRESENTED & REDECORATED SINGLE BAYED 3 BEDROOM TERRACE * EXCELLENT SCOPE TO INCORPORATE A FOURTH BEDROOM INTO THE LOFT WITH DRAWINGS PREPARED * SOUGHT AFTER "HERITAGE" LOCATION * MANY ORIGINAL CAST IRON FIREPLACES * VIEWING HIGHLY RECOMMENDED

Nestled on the charming Stanley Road, just off Earlsdon Steet in the heart of this desirable area of Earlsdon, this well-presented single bayed mid-terrace house offers a delightful living experience. With three well-proportioned bedrooms and first floor refurbished contemporary bathroom , this property is perfect for families or professionals seeking a comfortable home.

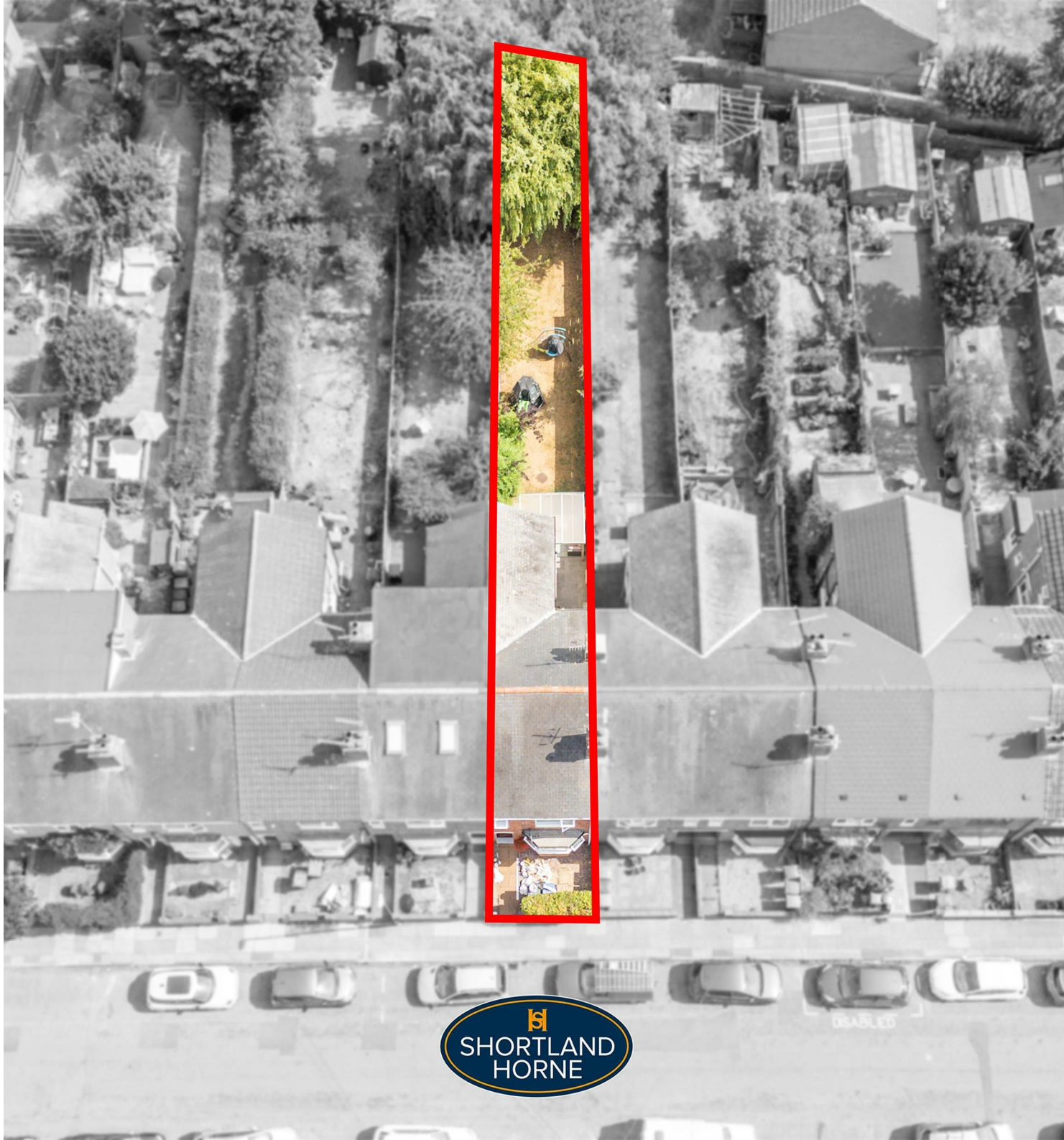
The property is gas centrally heated and having double glazed windows with recently installed window shutters giving additional privacy.

As you enter, you are greeted by an entrance hall to the spacious through lounge/ dining room, featuring a lovely bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The fitted kitchen is conveniently located, providing an ideal space for culinary enthusiasts to prepare meals and entertain guests with double glazed double doors through to the good sized rear garden laid to lawn with large timber shed with power.

Situated within walking distance of Earlsdon Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, enhancing the overall appeal of this location as well as within easy access of the city centre and the War Memorial Park.

This charming home is highly recommended for viewing, as it presents an excellent opportunity to acquire a well-maintained property ready to move into in a sought-after area. Don't miss the chance to make this delightful house your new home.

selling quality
property since 1995



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Dimensions

ENTRANCE HALL

BAY WINDOWED LOUNGE
3.25m x 4.32m

DINING ROOM
3.33m x 4.83m

REFITTED KITCHEN
2.44m x 4.34m

LANDING WITH LADDER TO BOARDED LOFT SPACE

BEDROOM ONE
4.27m x 3.71m

BEDROOM TWO
2.44m x 4.88m

BEDROOM THREE
2.41m x 2.36m

REFURBISHED FULLY TILED BATHROOM WITH SHOWER
1.55m x 2.36m

FRONT & GOOD SIZED ENCLOSED REAR GARDEN

REALISTICALLY PRICED FOR EARLY SALE

VIEWING HIGHLY RECOMMENDED

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Floor Plan

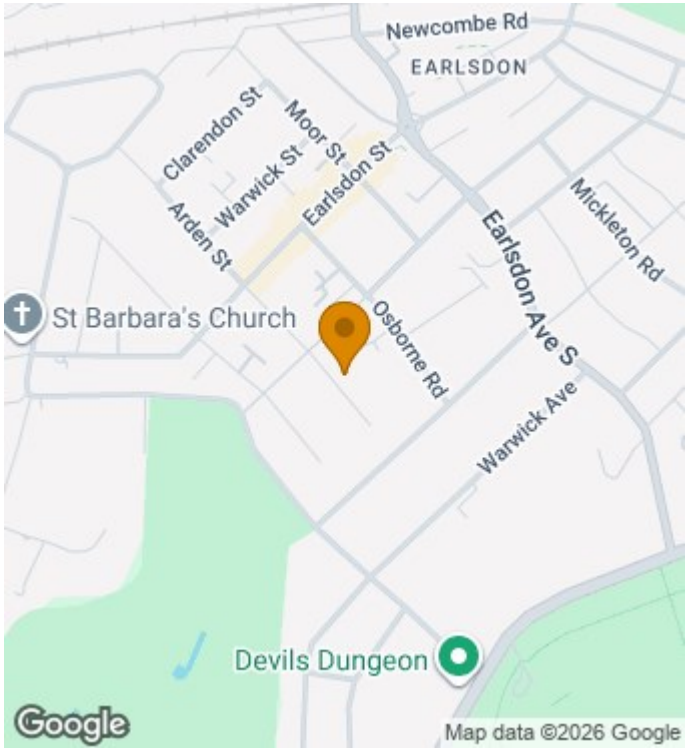
Total area: 964.00 sq ft

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 ccordance 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



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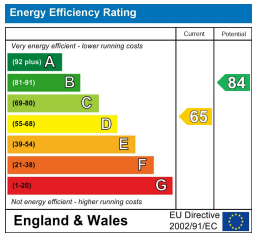

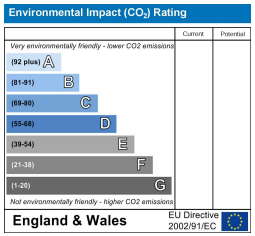

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