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Astoria Drive

Bannerbrook Park CV4 9ZY

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Shortland Horne are pleased to offer for sale this well-presented three-bedroom semi-detached home, situated within the popular Bannerbrook development and providing an excellent opportunity for first-time buyers, young families or those looking for a modern home in a convenient location.

The accommodation begins with an entrance hallway, providing access to a useful ground-floor WC and the spacious living room. The living room is a comfortable and well-proportioned space, with windows allowing plenty of natural light.

To the rear is the kitchen/diner, which forms a particularly practical family space. The kitchen is fitted with a good range of wall and base units with work surfaces over, together with an integrated oven, gas hob and space for further appliances. There is ample room for a dining table, while French doors open directly onto the rear garden, making this a particularly useful space for both everyday living and entertaining.

To the first floor there are three bedrooms. The principal bedroom is a good-sized double and benefits from its own en-suite shower room. There is a further double bedroom and a third bedroom which would work equally well as a nursery or home office. The accommodation is completed by the family bathroom, fitted with a three-piece suite.

Outside, the rear garden offers a good amount of space with a paved seating area, lawn and gravelled sections, all enclosed by fencing. Gated access leads around to the driveway, which provides off-road parking and access to the single garage.

Bannerbrook remains a popular modern residential development on the western side of Coventry, particularly well placed for access to local shops, schools and everyday amenities. The property is also conveniently positioned for Tile Hill Railway Station, the A45, University of Warwick and wider road connections towards Coventry, Birmingham and the Midlands motorway network.

Viewing is highly recommended to appreciate the accommodation and location on offer

selling quality
property since 1995




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Dimensions

Entrance Hall

Living Room
4.24m x 3.94m

Kitchen/Dining Room
3.02m x 5.00m

W/C
1.70m x 0.89m

FIRST FLOOR

Bedroom One
3.38m x 2.97m

En-Suite
1.19m x 1.98m

Bedroom Two
2.59m x 2.90m

Bedroom Three
2.72m x 1.93m

Bathroom
1.68m x 1.93m

Garage

Floor Plan



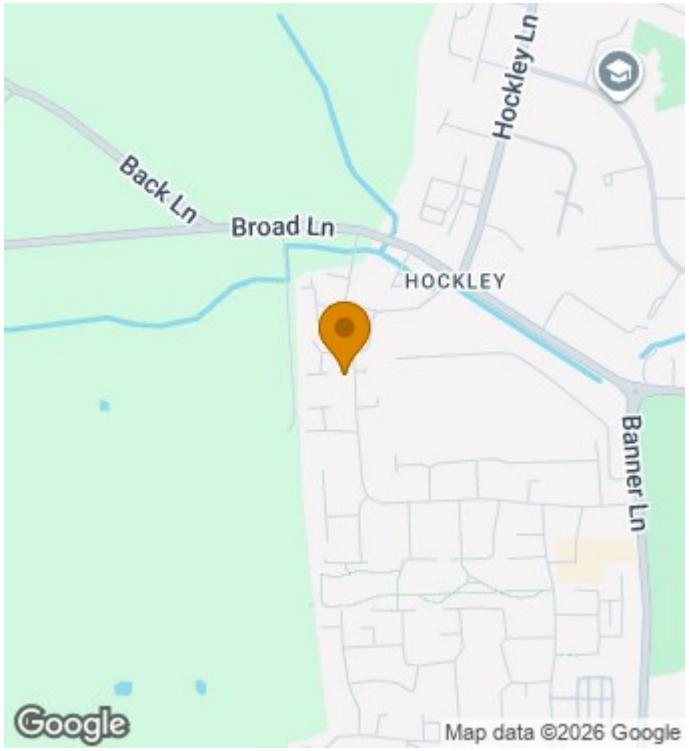
Total area: 765.00 sq ft

Disclaimer

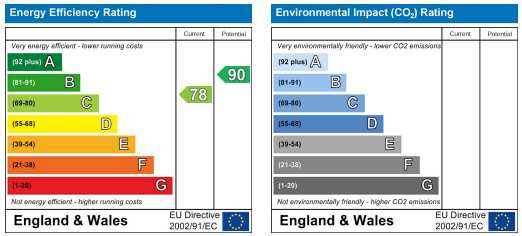
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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



EPC



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