
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Holyhead Road
Coundon CV5 8LJ

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A BEAUTIFULLY PRESENTED AND THOUGHTFULLY EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A FANTASTIC PLOT IN THE POPULAR COUNDON AREA OF COVENTRY.

Shortland Horne are delighted to present this attractive and deceptively spacious traditional semi-detached family home, which has been thoughtfully extended and tastefully decorated throughout to create a wonderful combination of character, contemporary styling and modern family living.

Occupying an excellent plot, the property offers beautifully maintained accommodation with the real centerpiece being the impressive extended open-plan kitchen diner, creating a fantastic space for everyday family life and entertaining.

Upon entering the property, you are welcomed into an inviting entrance hallway with access to a convenient ground-floor WC. The spacious living room enjoys an attractive bay window, allowing plenty of natural light to flood the room, whilst a charming feature fireplace and tasteful décor create a warm and welcoming atmosphere.

Externally, the property continues to impress, occupying a particularly appealing plot with an attractive, elevated frontage and landscaped outdoor areas. The enclosed rear garden has been thoughtfully designed with low-maintenance artificial lawn, paved seating areas and raised borders, creating an excellent environment for relaxing, entertaining and family enjoyment.

A further benefit is the detached garage positioned towards the rear of the plot, providing useful additional storage or parking.

A fantastic opportunity to acquire a beautifully maintained, extended family home offering generous accommodation, stylish interiors and excellent outdoor space in a popular and established residential location. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

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Dimensions

GROUND FLOOR

Entrance

W/C
0.76m x 1.55m

Kitchen/Diner
5.69m x 5.36m

Living Room
3.30m x 4.47m

FIRST FLOOR

Bedroom
3.10m x 4.67m

Bedroom
2.82m x 3.58m

Bedroom
2.79m x 2.39m

Bathroom
1.83m x 1.88m

SECOND FLOOR

Loft Floor
4.17m x 4.47m

OUTSIDE

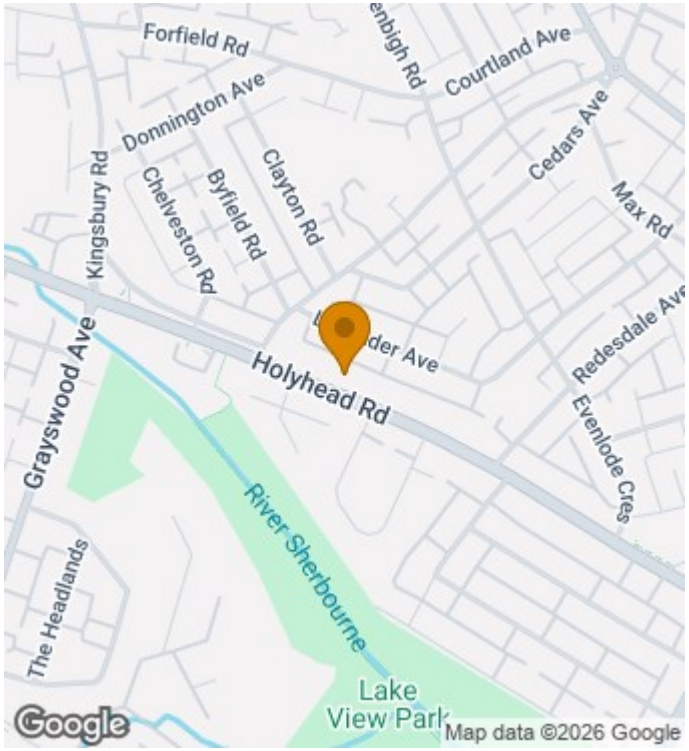
Garage
3.76m x 4.88m

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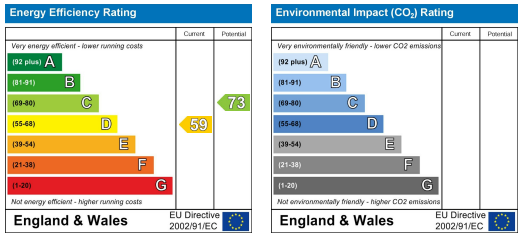
Floor Plan



Location Map



EPC



Total area: 1364.00 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.

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