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Oak Avenue
Arley CV7 8FN

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Shortland Horne are delighted to present this three-bedroom semi-detached family home, occupying a particularly generous plot within the popular village of Arley. Offering well-proportioned accommodation, extensive outside space and plenty of scope for a purchaser to put their own stamp on the property, this is a home with huge potential and one that really needs to be viewed to appreciate the size of the plot.

The property is set back behind a substantial front garden, while the aerial photography really demonstrates the impressive amount of land surrounding the house. The generous gardens extend around the property and provide a fantastic opportunity for keen gardeners, families wanting plenty of outside space or buyers looking for a home with longer-term potential. Subject to obtaining the necessary planning permissions and consents, the size and configuration of the plot may also provide exciting possibilities for extending or further enhancing the existing accommodation.

Internally, the ground floor is entered through a welcoming hallway with stairs rising to the first floor. There is a comfortable living room positioned to the front of the property, providing a separate space in which to relax, while to the rear is a

Outside is where this property really stands apart. The house sits within a fantastic, larger-than-average plot, with established gardens providing an excellent amount of usable outdoor space. There are lawned and paved areas, mature planting and plenty of room for seating, entertaining and children's play areas, while the overall footprint gives the property a real sense of space rarely found with a traditional semi-detached home.

Situated within the sought-after village of Arley, this is an excellent opportunity for anyone looking for a three-bedroom family home with a superb plot and genuine potential. With some modernisation and improvement, the property offers the ingredients to create a fantastic long-term home in an established village setting. Public property records also identify 8 Oak Avenue as a three-bedroom semi-detached freehold home.

A superb opportunity where the size of the plot, outside space and future potential are undoubtedly the standout features. Early viewing is highly recommended.

Oak Avenue is pleasantly positioned within the popular Warwickshire village of Arley, offering an attractive semi-rural setting whilst remaining well placed for access to Coventry, Nuneaton, Atherstone and the wider Midlands motorway network. The area is particularly appealing to buyers looking to enjoy village life without feeling isolated, with a good selection of everyday amenities available locally and further shopping, leisure and employment opportunities within easy driving distance.

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Custom text box

Dimensions

GROUND FLOOR

Entrance Hallway
4.17m x 1.78m

Living Room
3.66m x 4.34m

Dining Room
2.59m x 3.35m

Kitchen
2.08m x 5.33m

FIRST FLOOR

Bedroom One
3.53m x 3.48m

Bedroom Two
2.39m x 3.58m

Bedroom Three
2.64m x 2.44m

Bathroom
1.78m x 2.39m

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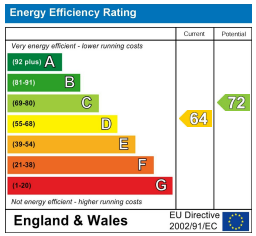
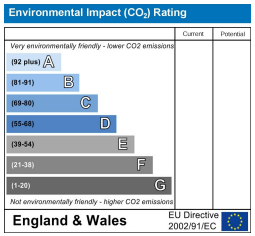
Floor Plan

Location Map

EPC





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 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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