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Bloomfield Avenue  
CV6 4QS

# Bloomfield Avenue

## CV6 4QS

Nestled on Bloomfield Avenue in the desirable Whitmore Park area of Coventry, this impressive detached house offers a perfect blend of modern living and comfort. Built just two years ago, the property still benefits from an NHBC certificate with eight years remaining, providing peace of mind for prospective buyers.

Upon entering, you are greeted by a generously sized lounge, ideal for both entertaining guests and enjoying family time. The breakfast kitchen/diner is fully equipped with integrated appliances to include, a dishwasher, a washing machine, a fridge/freezer and oven with a gas hob. The spacious layout is complemented by four well-appointed bedrooms, providing ample space for a growing family or those who appreciate extra room for guests or a home office.

The property boasts two stylish bathrooms, ensuring convenience for all occupants. Tastefully decorated throughout, the interiors exude a contemporary charm that is both inviting and functional.

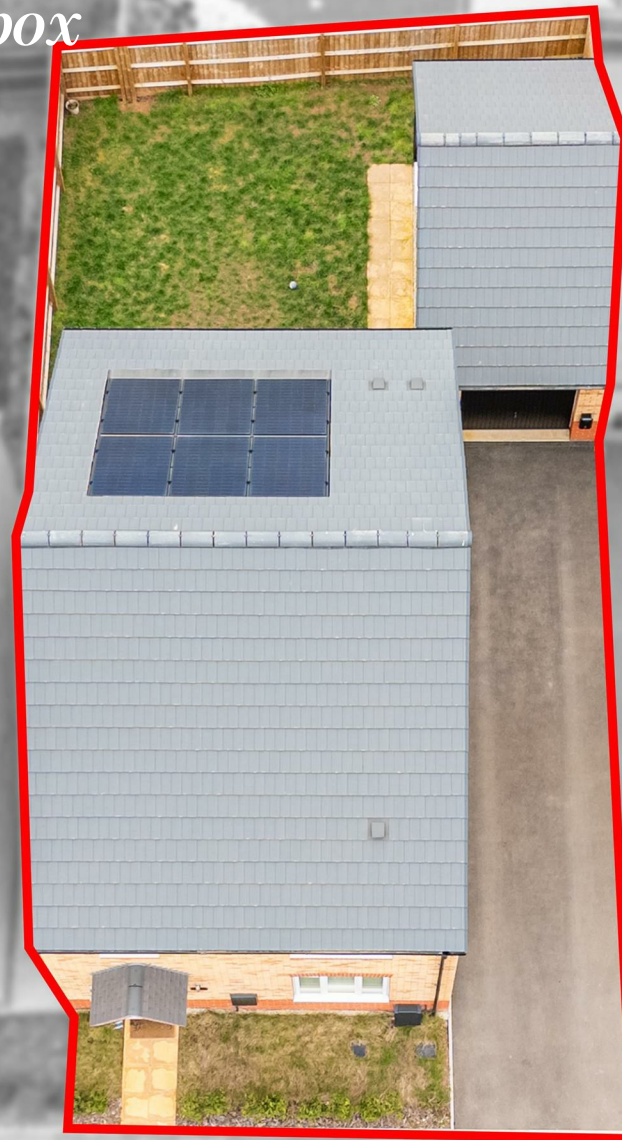
In addition to its aesthetic appeal, this home is equipped with modern energy-efficient features, including solar panels and an electric vehicle (EV) car charger, making it an

Located in the popular Whitmore Park area of Coventry, between CV6 4QS and Bloomfield Avenue, this well-connected residential location benefits from a range of local amenities and transport links. The area is served by nearby primary and secondary schools, making it suitable for families, while regular bus routes run along Foleshill Road, Lockhurst Lane, and surrounding streets, providing easy access to Coventry city centre and beyond.

Residents have convenient access to a variety of local shops, supermarkets, and takeaways along Foleshill Road, as well as larger retail options at Central Six Retail Park. For commuters, the area offers excellent road connections via the A444, with quick links to the M6 motorway network, making travel to Birmingham, Leicester, and surrounding areas straightforward. Overall, this location combines everyday convenience with strong transport connectivity in a well-established residential neighbourhood.

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

### Garage

6.30m x 3.23m

### Entrance Hallway

6.17m x 1.93m

### Living Room

4.57m x 3.58m

### Kitchen

2.97m x 5.72m

### W/C

1.47m x 2.16m

### FIRST FLOOR

### Bedroom One

3.15m x 3.45m

### Bathroom

1.09m x 2.31m

### Bedroom Two

3.58m x x 2.41m

### Bedroom Three

2.82m x 3.23m

### Bedroom Four

3.25m x 2.21m

### Bathroom

1.93m x 2.16m

### OUTSIDE

 [shortland-horne.co.uk](http://shortland-horne.co.uk)

# Floor Plan



**Total area: 1292.00 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

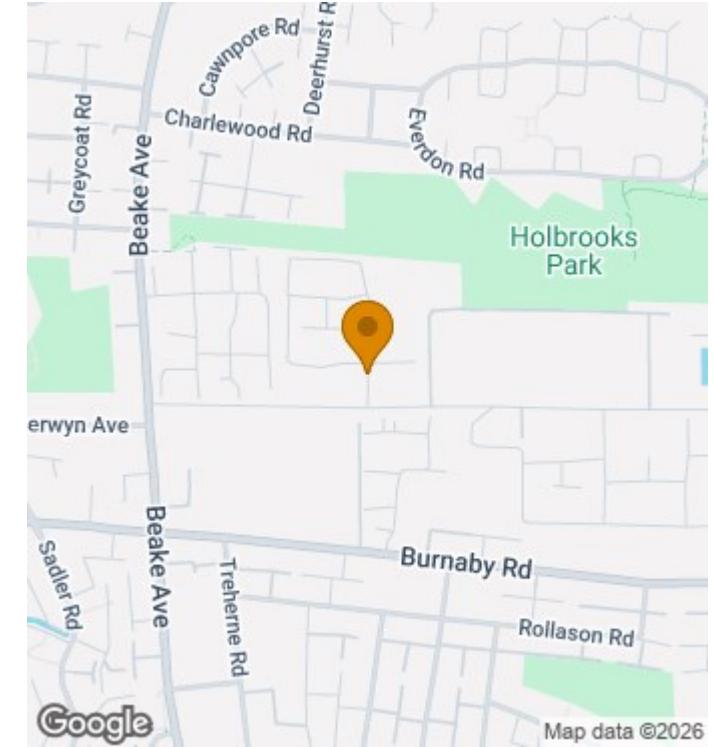
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

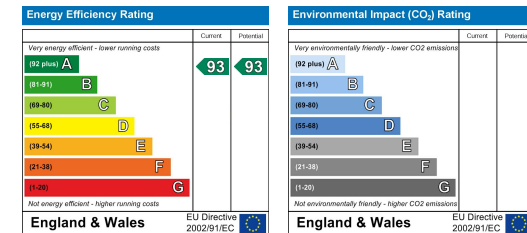
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on 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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