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Holloway Field
Coundon CV6 2DB

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A well-kept three bedroom detached family home situated in the popular residential area of Coundon, Coventry. The property offers well-proportioned accommodation arranged over two floors, together with a driveway, integral garage and a pleasant enclosed rear garden.

Upon entering the property, you are welcomed into an entrance porch which leads through to the hallway. The hallway provides access to the principal ground floor rooms and also benefits from useful storage beneath the stairs.

The ground floor accommodation includes a convenient downstairs WC, ideal for everyday family use, along with a fitted kitchen providing a practical space for cooking and dining. The property also features a generously proportioned living room, which provides a comfortable main reception space with plenty of room for furnishings and family living. The living room enjoys views towards the rear garden, creating a pleasant connection with the outside space.

The integral garage provides useful additional space for parking, storage or a range of other potential uses, subject to any necessary consents.

To the first floor, the property offers three bedrooms, providing flexible accommodation for a family, guests or those requiring space to work from home. The bedrooms are served by a family bathroom and landing area.

Externally, the property benefits from a private driveway providing off-road parking and access to the integral garage. To the rear is a good-sized enclosed garden, offering a pleasant and private outdoor area which is well suited to relaxing, entertaining or family use. The enclosed nature of the garden also makes it particularly practical for those looking for a secure outdoor space.

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Dimensions

GROUND FLOOR 2.59m x 5.08m

Hallway
0.84m x 5.00m

Downstairs WC
1.02m x 1.73m

Kitchen
2.41m x 3.66m

Living Room
5.89m x 3.91m

FIRST FLOOR

Landing
0.94m x 2.16m

Bedroom
2.95m x 3.94m

Bedroom
2.44m x 3.02m

Bedroom
2.79m x 3.28m

Bathroom
2.79m x 1.75m

OUTSIDE

Garden

Garage

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Floor Plan

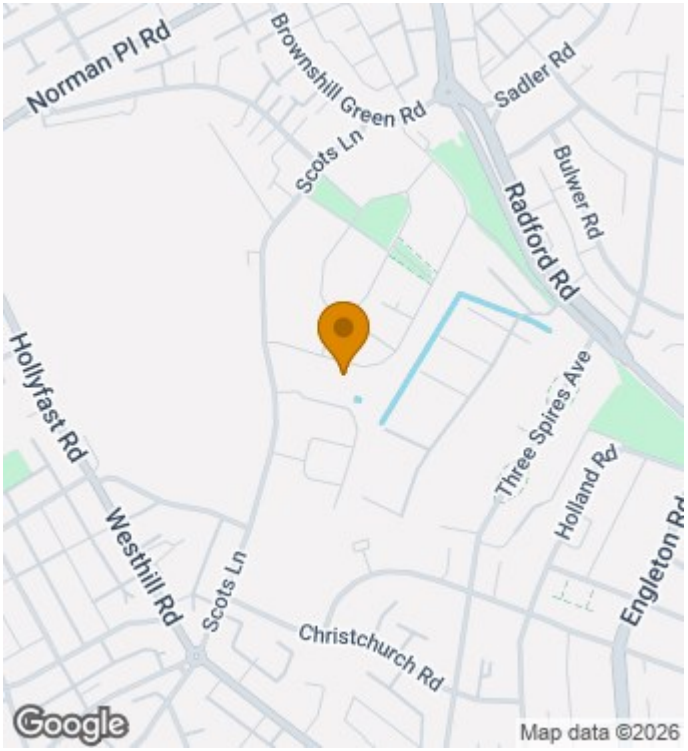
Total area: 1065.00 sq ft

Disclaimer

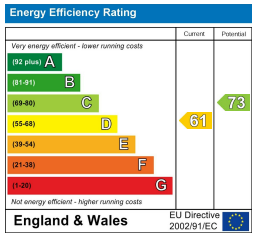
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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

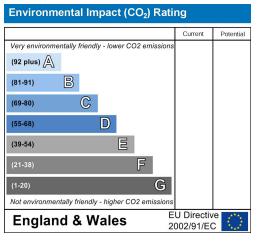
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers 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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