
SHORTLAND HORNE
Trusted Property Experts
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Orion Crescent
CV2 2FP

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* WELL PRESENTED 3 BEDROOM SEMI OVER THE PAST 60 YEARS * IDEAL FIRST TIME BUYER / FAMILY ACCOMMODATION * NO UPWARD CHAIN * REFITTED KITCHEN * REAR ACCESS CONCRETE GARAGE * VIEWING HIGHLY RECOMMENDED

Nestled in the charming Orion Crescent of Potters Green, Coventry, this well-presented three-bedroom semi-detached house is a delightful opportunity for families and first-time buyers alike. Having been occupied for over sixty years, the property exudes a sense of warmth and homeliness, making it a perfect canvas for your personal touch.

One of the standout features of this residence is the open plan dining / modern refitted kitchen, which comes equipped with a hob, oven, dishwasher and washing machine !! ensuring that meal preparation is both convenient and enjoyable. The spacious layout allows for ample natural light, creating a welcoming atmosphere throughout the home.

Additionally, the property boasts a rear access concrete garage, providing valuable storage space or the potential for a workshop, catering to various needs. With no upward chain, this home offers a smooth transition for prospective buyers, allowing you to settle in without delay.

Orion Crescent is situated close to local amenities with shops & primary/ junior school within easy walking distance and excellent transport links, making it an ideal location for those seeking both convenience and community. This property is not just a house; it is a place where memories can be made. Do not miss the chance to view this charming home and envision your future in Potters Green.

selling quality
property since 1995












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Dimensions

VESTIBULE HALL

ATTRACTIVE LOUNGE
4.54 x 3.90

DINING/ OPEN PLAN REFITTED KITCHEN
4.85 x 2.86

LANDING

BEDROOM ONE
3.50 x 2.86

BEDROOM TWO WITH BUILT IN WARDROBES
3.70 x 2.86

BEDROOM THREE
3.95 x 1.95

BATHROOM WITH SHOWER

REAR ACCESS TO CONCRETE SECTIONAL GARAGE
5.35 x 2.70

FRONT & FULLY FENCED REAR GARDEN

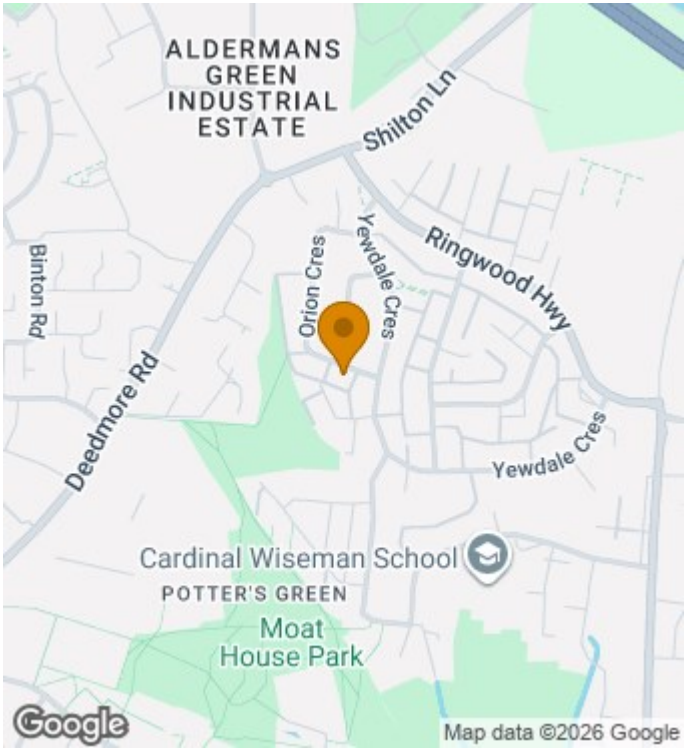
NO UPWARD CHAIN

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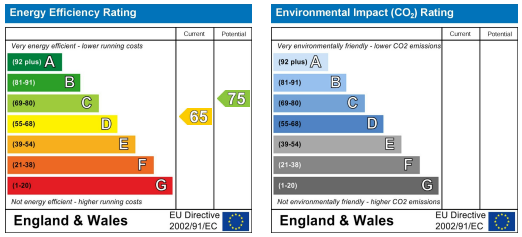
Floor Plan



Location Map



EPC



Total area: 917.00 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.

02476 442 288
sales.walsgrave@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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