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Handsworth Crescent
CV5 7GE



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Nestled in the desirable area of Handsworth Crescent, Coventry, this charming three-bedroom terraced house presents an excellent opportunity for families seeking a comfortable and inviting home. The property is conveniently located within easy reach of local schools, shops, and the A45, making it an ideal choice for those who value accessibility.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, complete with a feature gas fireplace, perfect for cosy evenings. The dining room, which boasts sliding doors, opens out to the garden, allowing for seamless indoor-outdoor living. The fully fitted kitchen's got space for appliances and access out to the utility area.

The first floor features two generously sized double bedrooms, one equipped with built-in wardrobes, providing plenty of storage space. Additionally, there is a good-sized single bedroom, ideal for children or guests. The family bathroom completes the first floor.

Externally, the property features a lawned walled garden. The rear garden is a true



selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway
1.70m x 3.73m

Living Room
3.30m x 6.76m

Kitchen
2.13m x 2.82m

Utility Area
2.29m x 1.80m

FIRST FLOOR

Bedroom One
3.23m x 3.40m

Bedroom Two
3.10m x 3.25m

Bedroom Three
1.96m x 2.29m

Bathroom
1.80m x 1.65m



Floor Plan



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

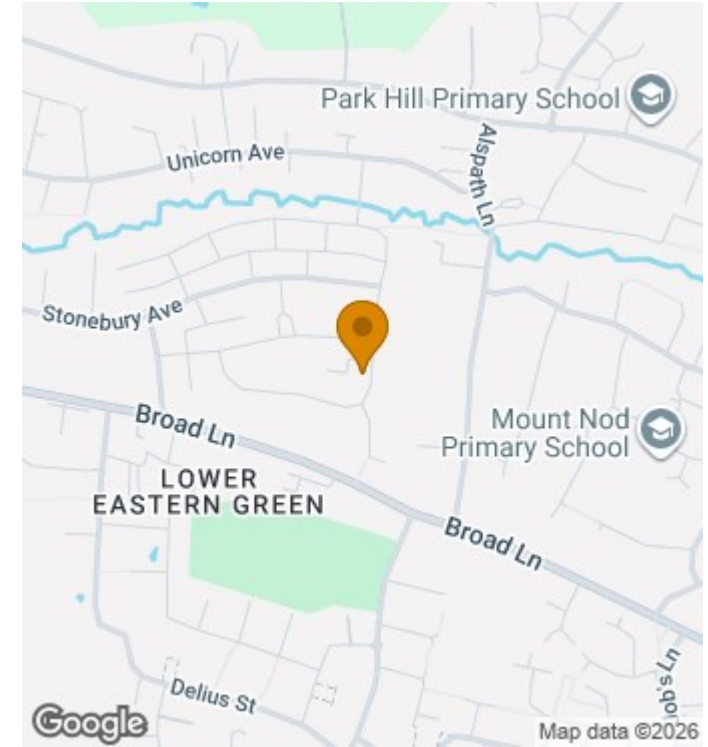
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

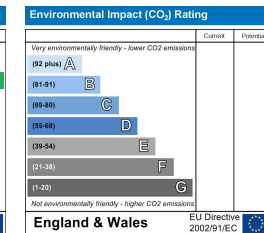
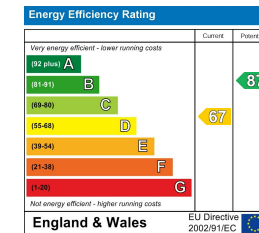
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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