

SHORTLAND HORNE

Trusted
Property Experts

Albany Road
CV5 6NF

Albany Road
CV5 6NF

A substantial and versatile five-bedroom, three-storey mid-terraced home, situated in the highly sought-after Earlsdon area of Coventry, offering generous living accommodation, flexible bedroom space and the added benefit of a garage.

Shortland Horne are delighted to present this spacious and characterful five-bedroom mid-terraced property, ideally positioned on Albany Road in the heart of Earlsdon. Arranged over three floors, this impressive family home offers an abundance of accommodation, making it an excellent opportunity for growing families or buyers seeking flexible living space in a desirable residential location.

The ground floor welcomes you into a traditional entrance hallway, leading through to a generous lounge featuring a charming bay window, creating a bright and inviting space to relax. A separate dining room provides the perfect setting for family meals and entertaining, whilst the spacious fitted kitchen offers ample worktop, a breakfast bar and cupboard space. Completing the ground floor is a useful utility room and a convenient downstairs WC.

To the first floor, the property offers three well-proportioned bedrooms, including

Located within the ever-popular Earlsdon area, this fantastic home is conveniently positioned for a wide range of local amenities, independent shops, cafés, restaurants and well-regarded schools. Coventry city centre, Coventry railway station and excellent transport connections are also within easy reach.

Offering generous accommodation across three floors, five bedrooms and a highly desirable Earlsdon location, this is a fantastic opportunity to acquire a substantial family home with plenty of flexibility. Early viewing is highly recommended.

selling quality
property since 1995







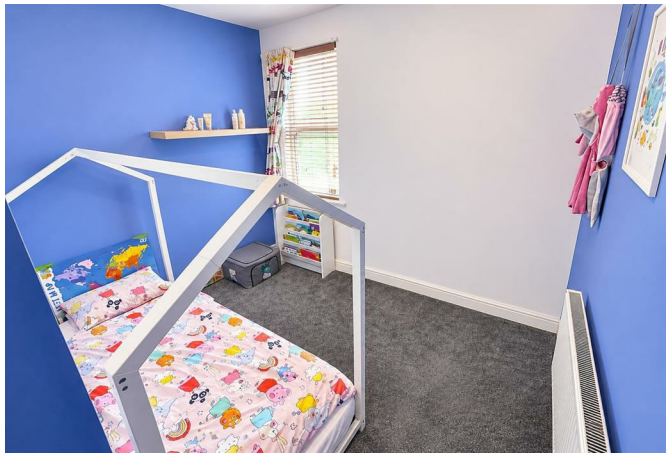





Custom text box







Dimensions

GROUND FLOOR

Entrance Hallway

Lounge
3.91m x 3.81m

Dining Room
3.89m x 3.81m

Kitchen
5.99m x 2.82m

Utility
2.31m x 1.83m

W/C

FIRST FLOOR

Bedroom Two
4.55m x 3.91m

Bedroom Three
3.89m x 3.68m

Bedroom Four
2.92m x 4.78m

Bathroom

SECOND FLOOR

Bedroom One
5.97m x 4.60m

Shower

Bedroom Five
2.31m x 3.20m

OUTSIDE

Garage
5.99m x 4.60m

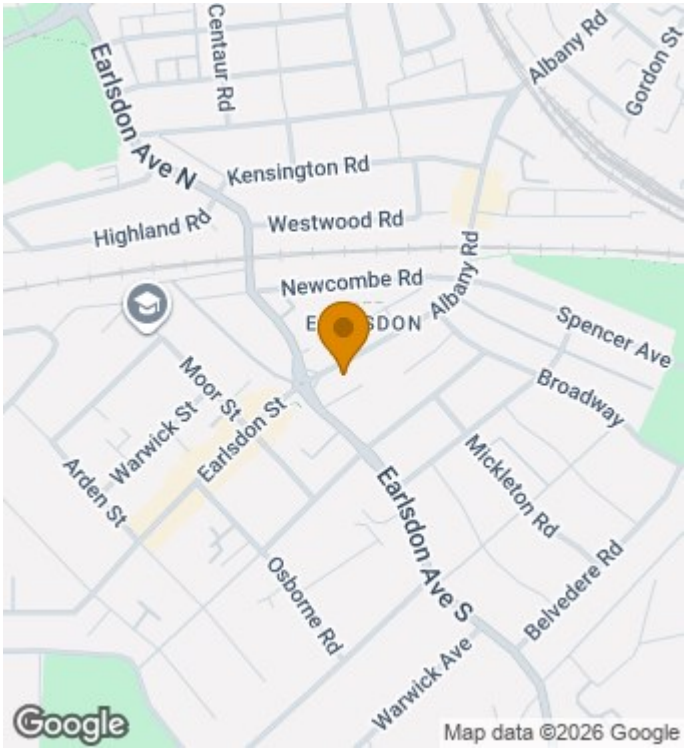
shortland-horne.co.uk

Floor Plan

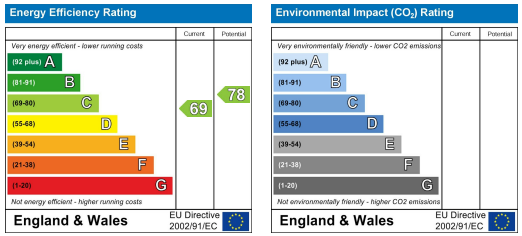


Total area: 1668.40 sq ft

Location Map



EPC



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 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts