

SHORTLAND HORNE

Trusted
Property Experts

Centaur Road

CV5 6LG

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Introducing this spacious and cosy end of terraced home, which boasts plenty of charm and potential. In a prime location just a brief stroll away from the buzzing hub that is Earlsdon High Street, this property offers convenience at your doorstep. The lounge greets you with its inviting bay window, while the separate dining room and fitted kitchen provide ample space for entertaining or quiet meals at home. The property features a convenient shower room, as well as two generously sized double bedrooms, perfect for relaxing and unwinding. The gas central heating and double glazing ensure comfort year-round. Positioned on a corner plot with gardens at both the front and rear, this home offers a sense of privacy and outdoor space. With no chain to worry about, bring your creative touch and envision the potential waiting to be unlocked in this abode that simply needs a little love and modernisation.

selling quality
property since 1995












Custom text box







Dimensions

GROUND FLOOR

LIVING ROOM
4.06m x 3.20m

DINING ROOM
3.35m x 3.20m

KITCHEN
3.76m x 1.88m

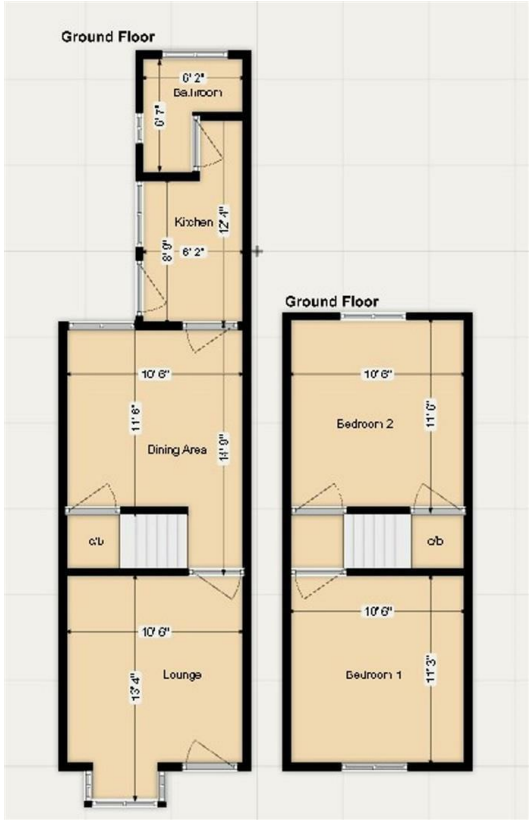
BATHROOM

FIRST FLOOR

BEDROOM
3.43m x 3.20m

BEDROOM
3.20m x 3.35m

Floor Plan



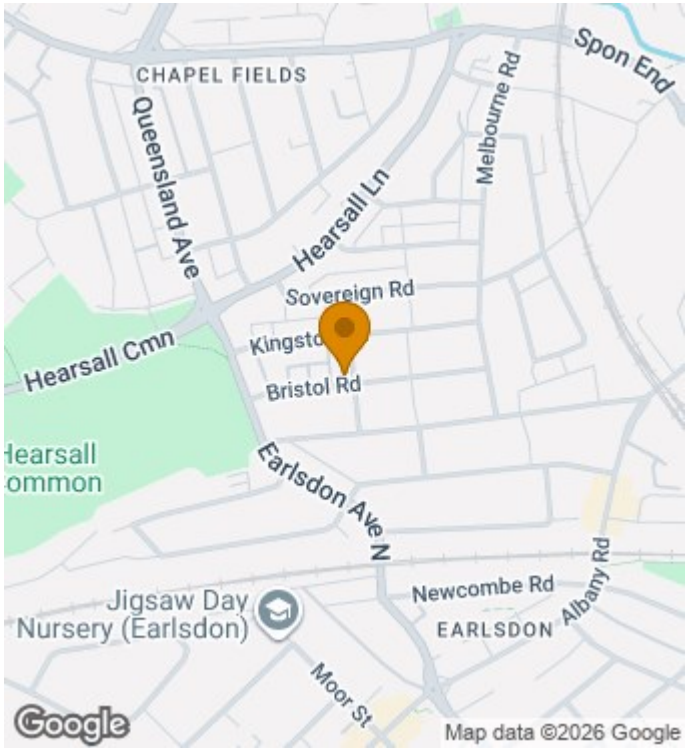
Total area: sq ft

Disclaimer

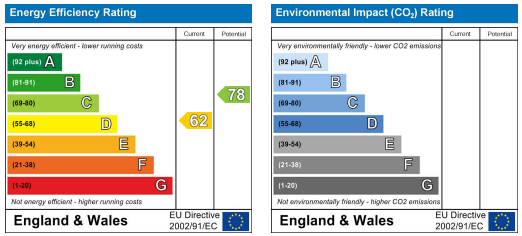
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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