




SHORTLAND
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Standard Avenue
CV4 9BS

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* DOUBLE BAYED 3 BEDROOM END TERRACE *
REALISTICALLY PRICED OFFERING EXCELLENT
POTENTIAL * REAR CAR ACCESS * NO UPWARD CHAIN

Nestled along Standard Avenue, this traditional style double-bayed end terrace house presents an excellent opportunity for both first-time buyers and families alike. Boasting three bedrooms and first floor wet room, this property offers ample space for comfortable living.

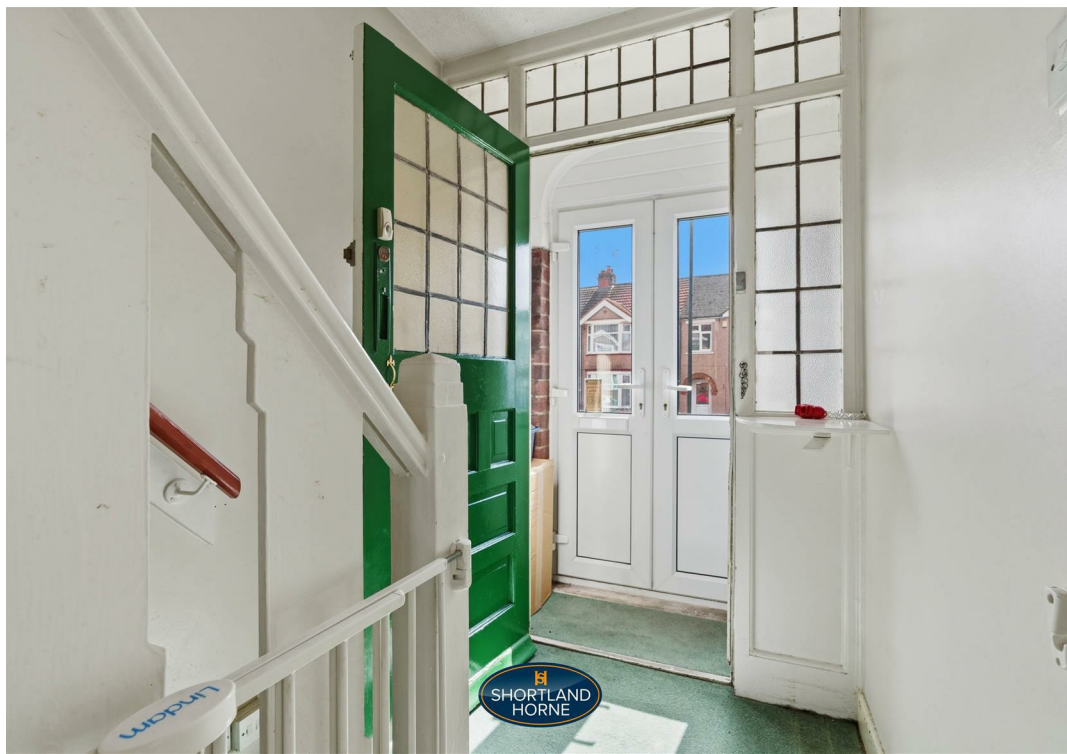
Upon entering, you are welcomed into an entrance hall to spacious bay windowed lounge, perfect for relaxation and entertaining guests and separate dining/ sitting room. both with gas fires. The layout of the home is both practical and inviting, ensuring that every corner is utilised effectively with small kitchen having modern light oak effect units with hob & oven. The rear access for vehicles adds a significant convenience, making parking hassle-free and enhancing the overall appeal of the property.

One of the standout features of this home is the absence of any upward chain, allowing for a smooth and swift transaction. This is particularly advantageous for those looking to move in without delay.

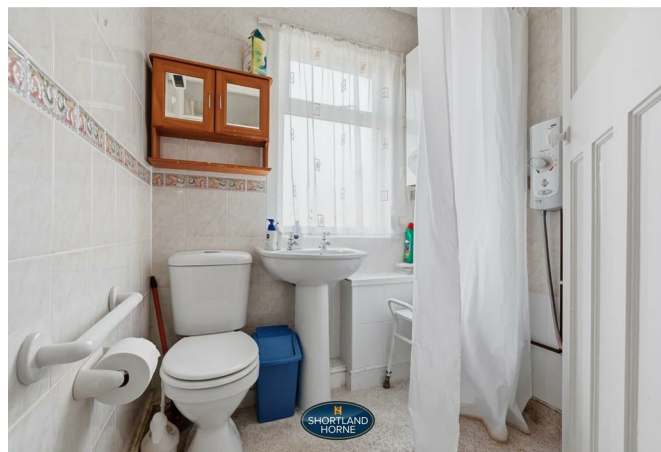
With its prime location in Coventry, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and convenience. This property is not just a house; it is a place where memories can be made. Do not miss the chance to make this delightful home your own.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.22 x 3.02

DINING/ SITTING
ROOM

3.35 x 3.22

KITCHEN WITH HOB
& OVEN

3.20 x 2.30

LANDING

BEDROOM ONE

3.40 x 2.75

BEDROOM TWO

3.10 x 3.05

BEDROOM THREE

2.45 x 2.10

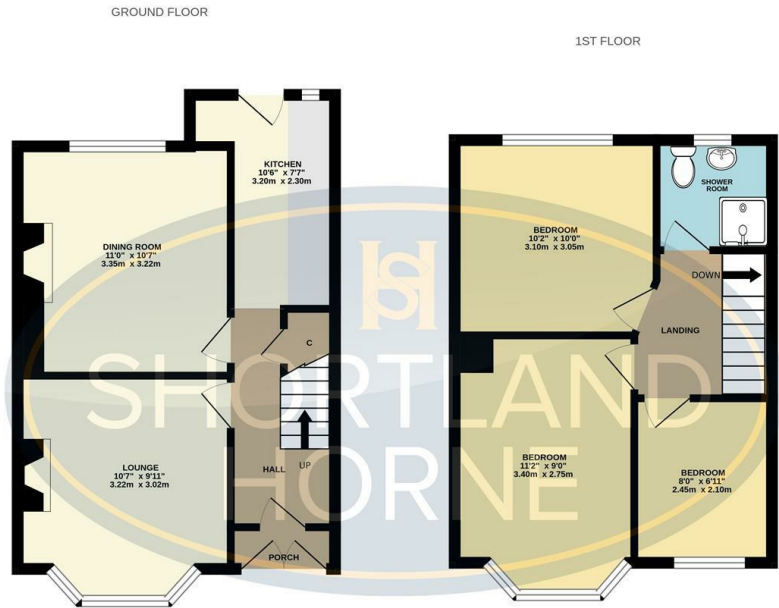
BATHROOM

REAR CAR ACCESS

FRONT & LAWN
REAR GARDEN

NO UPWARD CHAIN

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

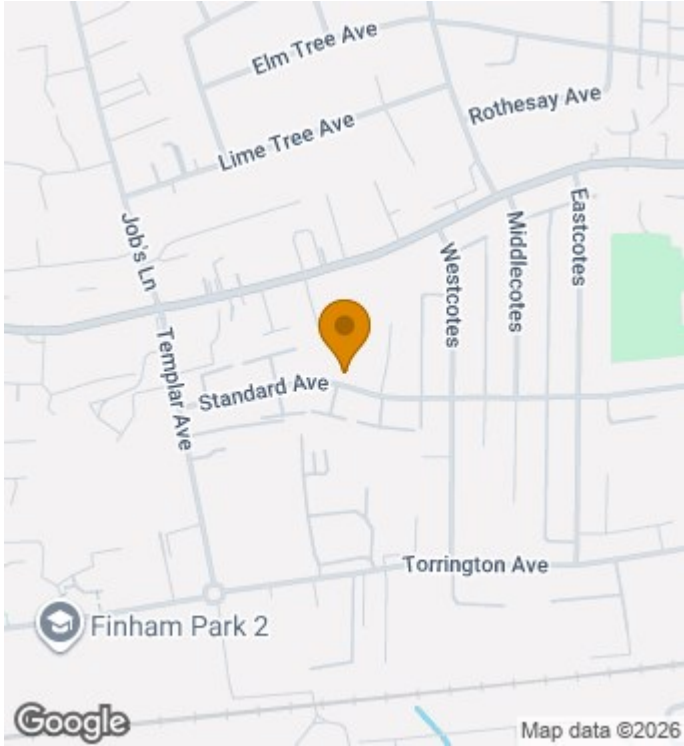
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

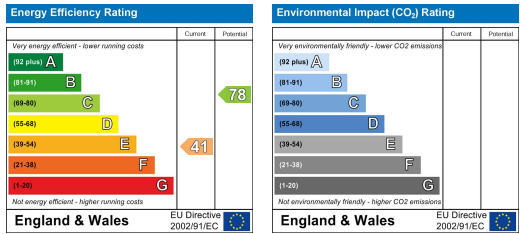
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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