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Madison Close
Bannerbrook Park CV4 9WL

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This attractive three-bedroom end of terrace home offers spacious, well-planned accommodation throughout and is perfectly suited to first-time buyers, young families or investors alike. Benefiting from a desirable end plot, the property combines modern living with practical family space and is ready for its next owners to move straight into.

The accommodation begins with a welcoming entrance hallway, complete with a convenient ground floor cloakroom/WC. To the front of the property is a well-appointed kitchen, thoughtfully designed with ample worktop and cupboard space, making it ideal for both everyday cooking and entertaining. To the rear, the impressive living room spans the full width of the property, creating a bright and spacious environment for relaxing and dining. French doors open directly onto the rear garden, allowing natural light to flood the room and providing the perfect space for indoor and outdoor living.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from the luxury of its own en-suite shower room, providing a private retreat, while the remaining two bedrooms are ideal for children, guests or those requiring a

Located on the ever-popular Bannerbrook Park development, Madison Close is a highly sought-after residential setting in the south-west of Coventry, renowned for its modern homes, family-friendly environment and excellent transport connections. The area is particularly popular with professionals, families and commuters thanks to its convenient location and abundance of local amenities.

Residents benefit from a wide range of nearby shopping facilities, including the popular Cannon Park Shopping Centre, home to a Tesco Superstore, pharmacy, cafés, restaurants and a variety of everyday retailers. Further amenities can be found in nearby Earlsdon and Tile Hill, while Coventry City Centre offers an extensive selection of shops, leisure facilities, bars and restaurants just a short drive away.

The property is ideally positioned for families, with several well-regarded primary and secondary schools within easy reach, including Bannerbrook Primary School, Park Hill Primary School, The Westwood Academy and Finham Park School. The nearby University of Warwick also makes the area particularly attractive for those working in higher education or seeking strong long-term investment potential.

For commuters, the location is superb. There is excellent access to the A45, providing quick links to the A46, M6, M40 and M42, making travel throughout the Midlands straightforward. Tile Hill Railway Station is just a short distance away, offering regular services to Coventry, Birmingham and London, while frequent local bus routes provide easy access to surrounding areas and the city centre.

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Dimensions

GROUND FLOOR

Entrance Hallway
3.23m x 1.19m

Living Room
4.98m x 4.83m

Kitchen
3.20m x 2.62m

W/C
2.06m x 0.97m

FIRST FLOOR

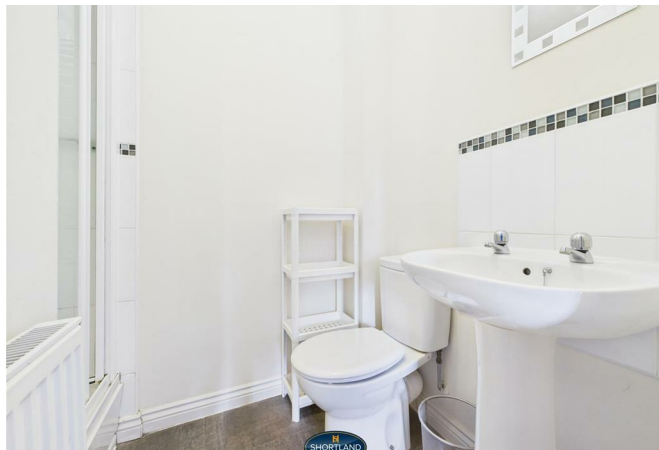
Bedroom
3.84m x 2.82m

En-Suite
1.35m x 1.98m

Bedroom
3.02m x 2.77m

Bedroom
2.82m x 2.01m

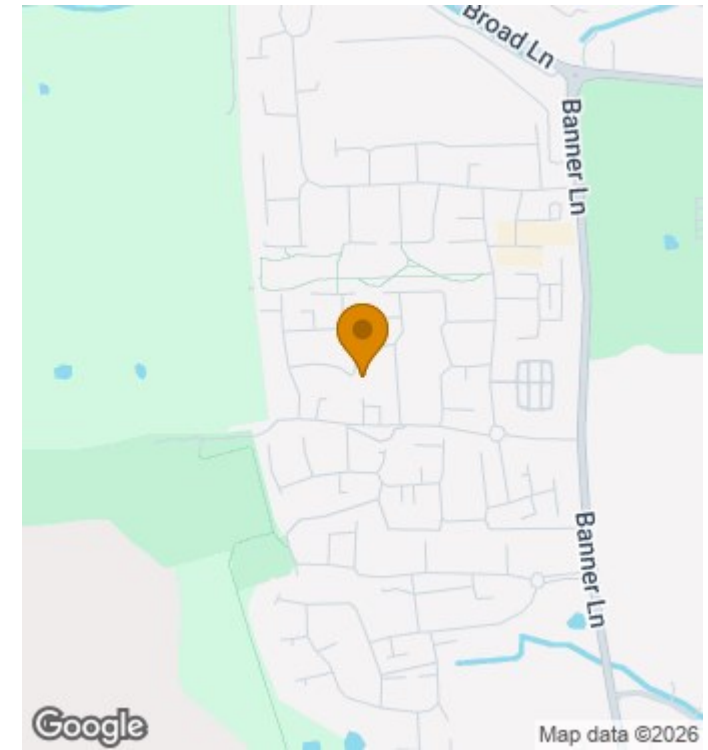
Bathroom
1.91m x 1.96m



Floor Plan



Location Map



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

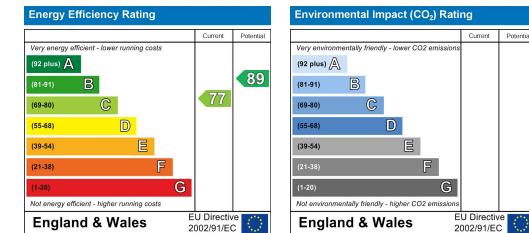
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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