

SHORTLAND HORNE

Trusted
Property Experts

SHORTLAND HORNE

Rodway Drive

Lower Eastern Green CV5 7ET

Rodway Drive
CV5 7ET

A spacious Semi Detached Bungalow, sold with NO CHAIN and is available right away!

The Property - A semi-detached bungalow offered for sale in this most sought-after residential location. Situated within easy walking distance of a range of shops and amenities with open green space around the corner. We believe this property would ideally suit anyone looking to downsize and keep accommodation on a single level. The property has been generally well maintained with the benefit of gas central heating and double glazing, it would prove ideal for anyone looking for a traditional bungalow in this well regarded area. There is no onward chain.

The flexible accommodation briefly offers porch entrance hall, living room, kitchen, two double bedrooms and a shower room and a conservatory. There is direct vehicle access to the drive and there are gardens to the front and rear. There is side access to a detached garage.

The Location - Eastern Green is one of the most popular suburbs in Coventry and the area is well served by local schools including West Coventry Academy, Eastern Green Primary, Mount Nod, St John's and Park Hill. There are also outstanding nurseries in the area.

There are local shops available within walking distance as well as a lovely park area. Within close proximity to the A45 the area is well served with easy access to and from the City.

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE







Dimensions

GROUND FLOOR

Entrance Hallway

Lounge
3.78m x 3.33m

Kitchen
3.30m x 2.21m

Bedroom
4.17m x 3.33m

Bedroom
3.30m x 2.72m

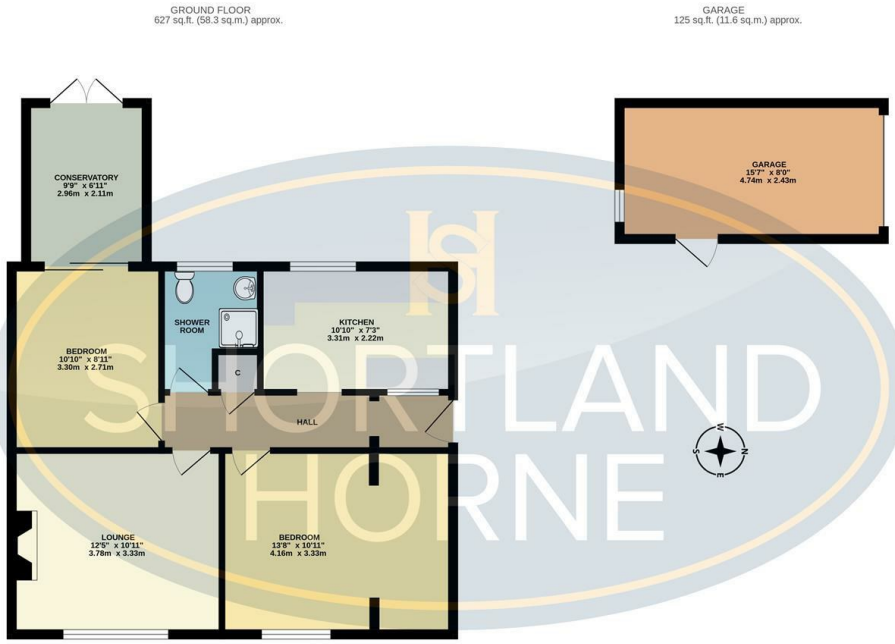
Conservatory
2.97m x 2.11m

Shower Room

OUTSIDE

Garage
4.75m x 2.44m

Floor Plan



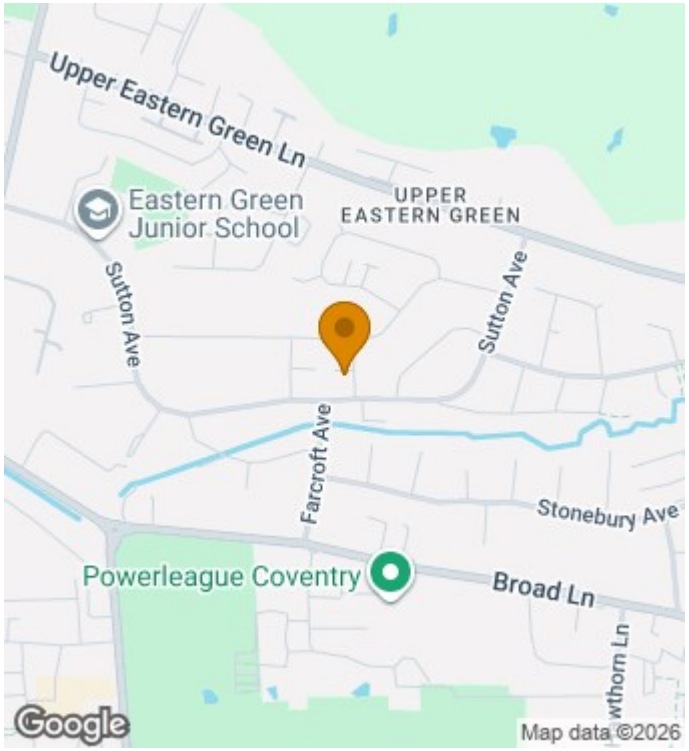
Total area: 752.00 sq ft

Disclaimer

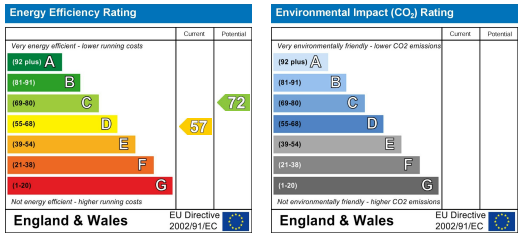
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts