
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Coniston Road
CV5 6GU

Coniston Road
CV5 6GU

Three-Bedroom Period Home in Sought-After Earlsdon.

Situated in the highly desirable area of Earlsdon, this attractive three-bedroom end of terrace property offers spacious and versatile accommodation arranged over two floors, making it an ideal home for families, first-time buyers and professional couples alike.

The ground floor comprises a welcoming entrance hallway, a generous sitting room featuring a bay window, providing a lovely space to relax and a separate dining room, ideal for entertaining and family gatherings. To the rear of the property is a well-proportioned kitchen/breakfast room, offering ample space for cooking and informal dining.

To the first floor are three well-sized bedrooms, including an impressive principal bedroom. The accommodation is completed by a shower room and landing area.

Offering approximately 1,125 sq. ft. of accommodation, the property provides a fantastic balance of living and bedroom space, with the added benefit of a separate reception room layout.

The property is ideally positioned within Earlsdon, a popular and well-regarded residential area, conveniently located for Earlsdon High Street, which offers a variety of independent shops, cafés, restaurants and everyday amenities. There is also convenient access to Coventry city centre, local transport links and nearby schools.

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE

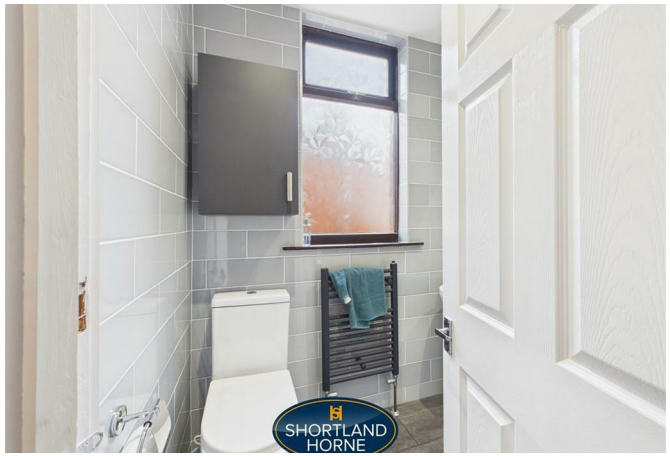

SHORTLAND
HORNE


SHORTLAND
HORNE


FLOWER MARKET
STOCKHOLM
SHORTLAND
HORNE







Dimensions

GROUND FLOOR

Entrance Hallway

Sitting Room
4.62m x 3.25m

Dining Room
3.71m x 3.43m

Kitchen/Breakfast
5.79m x 2.87m

FIRST FLOOR

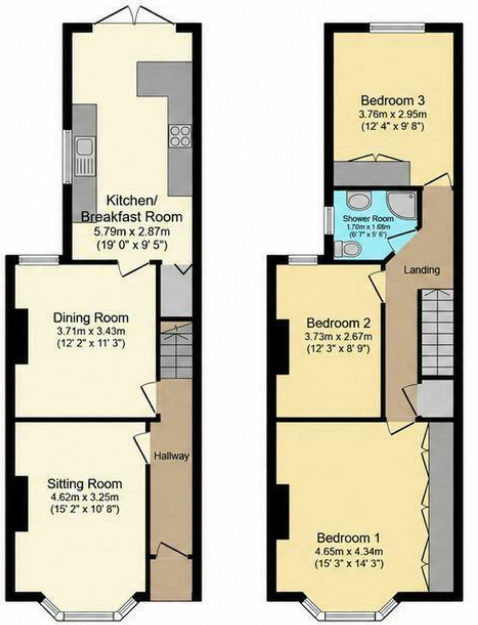
Bedroom One
4.65m x 4.34m

Bedroom Two
3.73m x 2.67m

Bedroom Three
3.76m x 2.95m

Shower Room
2.01m x 1.68m

Floor Plan

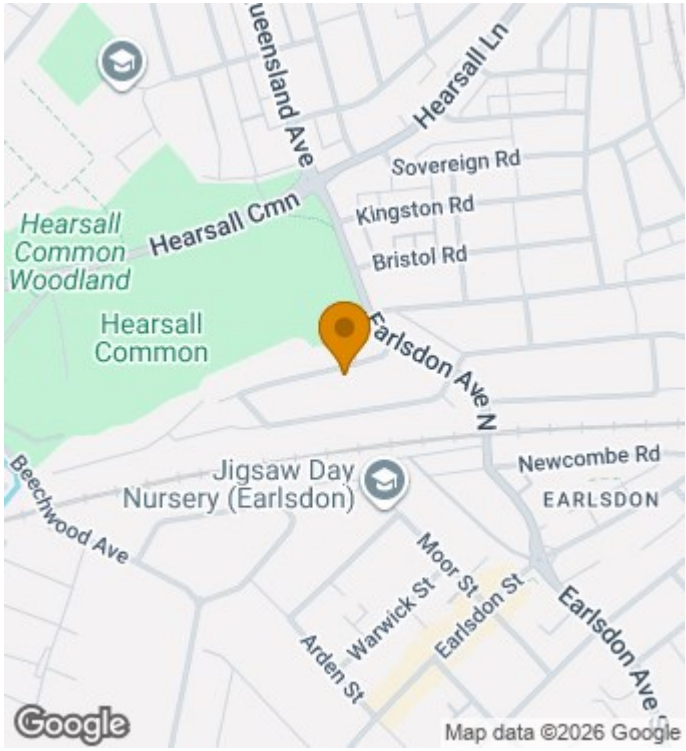


Total floor area: 104.5 sq.m. (1,125 sq.ft.)

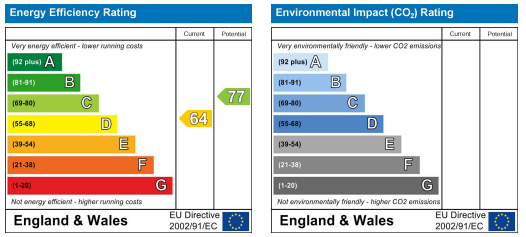
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Total area: 1125.00 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