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Aldrin Way  
CV4 7DP

# Aldrin Way

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Welcome to this exceptional detached bungalow located on Aldrin Way in Coventry. This spacious property boasts an impressive 1,179 square feet of living space, making it an ideal choice for families or those seeking a versatile home. With five generously sized bedrooms, this bungalow offers ample room for everyone, and the potential for a sixth bedroom adds to its appeal.

As you enter, you will be greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The layout is thoughtfully designed, providing a comfortable flow throughout the home. The property features two en-suite bathrooms, along with an additional bathroom, ensuring convenience for all residents and visitors alike.

The extended nature of this bungalow opens up a world of possibilities, whether you envision it as a large family residence or as an investment opportunity with lettable rooms. The versatility of the space allows for various configurations to suit your needs.

Situated in a desirable area of Coventry, this bungalow is not only a lovely home but also a fantastic investment. With its spacious layout and prime location, it is sure to

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## Dimensions

### GROUND FLOOR

### Bathroom

1.68m x 2.90m

### Porch

1.85m x 0.84m

### Entrance Hallway

1.63m x 2.44m

### Living Room

3.78m x 6.45m

### Kitchen

3.45m x 2.92m

### Bedroom One

2.36m x 3.58m

### En-Suite

1.12m x 2.08m

### Bedroom Two

3.28m x 2.57m

### En-Suite

3.28m x 2.57m

### Bedroom Three

3.25m x 3.43m

### Bedroom Four

2.77m x 2.92m

### Bedroom Five

2.01m x 3.23m

## Floor Plan



Total area: 1179.00 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

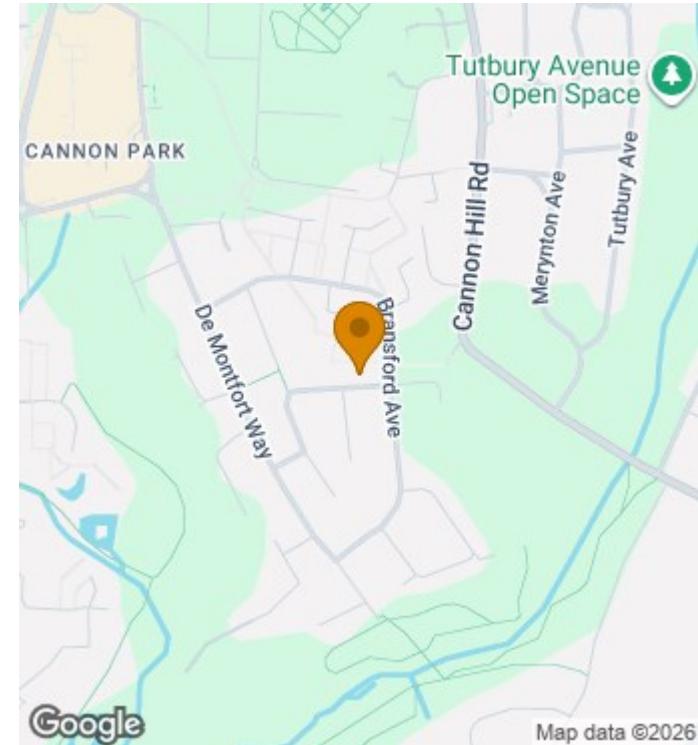
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

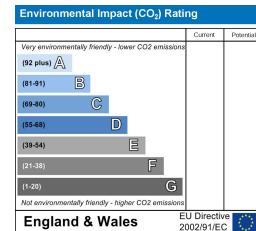
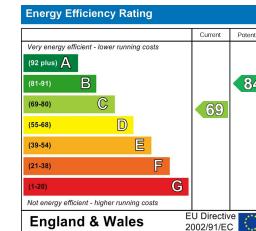
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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