



Trusted  
Property Experts



Blondvil Street  
CV3 5EQ

# Blondvil Street CV3 5EQ

This attractive three-bedroom semi-detached family home is ideally positioned within easy reach of Quinton Parade, local shopping, and nearby parkland. Thoughtfully extended to the side, the property now features a spacious and light-filled open-plan kitchen, dining, and family area—perfect for modern living. A separate sitting room with a charming round bay window overlooks the front of the home, adding character and a cosy retreat from the more social spaces.

Upstairs, all three bedrooms are well-proportioned and served by a generous four-piece family bathroom, which has been thoughtfully extended to include both a shower cubicle and a full-length bath. The landing, brightened by a west-facing window, adds to the airy feel of the upper floor.

The property has been much loved by its current owners, with the decision to move driven solely by the need for more space. Planning permission has previously been granted for a full-width extension, offering excellent potential for future development.

A wide storm porch leads into a welcoming hallway with access to both the front lounge and the open-plan kitchen and dining area at the rear. Large patio doors and an additional glazed doorway open directly onto the garden, creating a seamless flow between indoor and outdoor living.

Outside, the north-west facing rear garden is particularly spacious, featuring a covered patio, deep lawns, and mature borders that provide a peaceful and private setting. The home benefits from gas central heating and double glazing throughout, making it a comfortable and efficient choice for families.

This is a ready-to-move-into home with the added bonus of future potential ideal for those looking to settle into a well-connected and family-friendly area.









## Dimensions

### GROUND FLOOR

Recessed Porch

Entrance Hallway

Lounge

3.35m x 3.35m

Kitchen/Diner

6.68m x 3.28m

### FIRST FLOOR

Bedroom One

3.35m x 3.15m

Bedroom Two

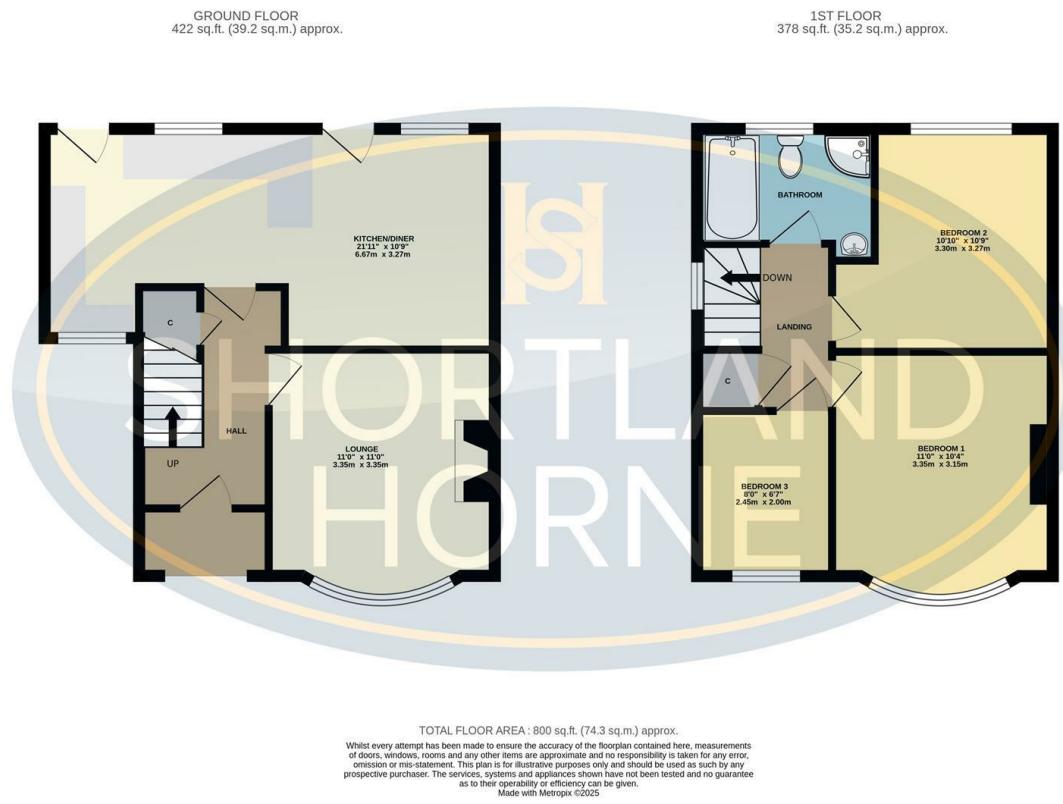
3.30m x 3.28m

Bedroom Three

2.44m x 2.01m

Bathroom

## Floor Plan



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

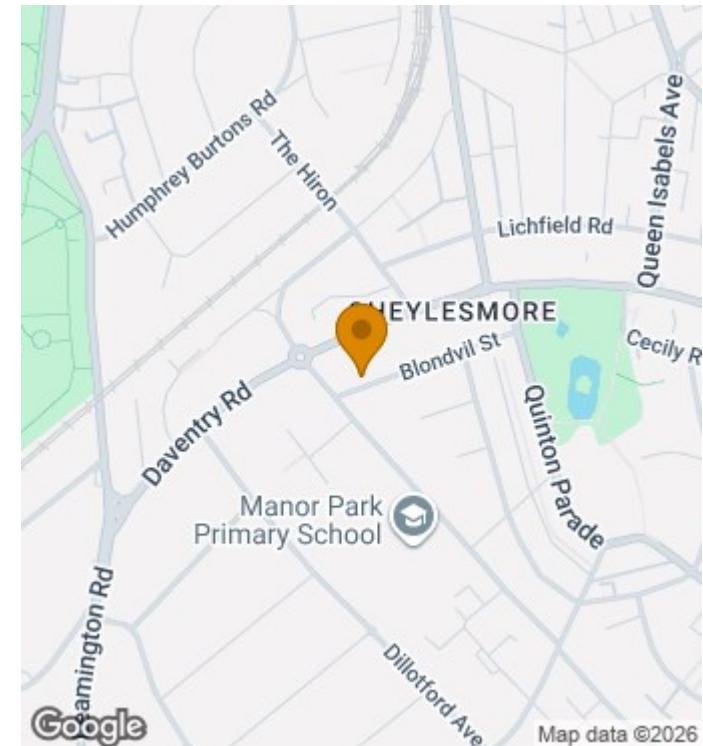
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

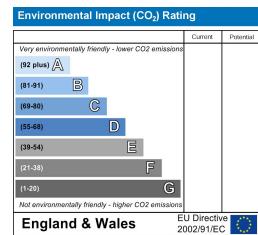
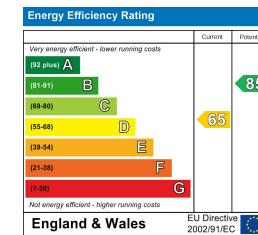
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted  
Property Experts