



Trusted
Property Experts



Limbrick Avenue
The Hill CV4 9EW

Limbrick Avenue
CV4 9EW
* WELL MAINTAINED SINGLE BAYED 3 BEDROOM
TERRACE * GAS CH & DOUBLE GLAZED * MID OAK
EFFECT FRONT UNITS WITH HOB & OVEN *
SHOWER ROOM * REAR CAR ACCESS * NO UPWARD
CHAIN

Nestled on Limbrick Avenue, just off Jobs Lane, this well-maintained mid-terrace house presents an excellent opportunity for both first-time buyers and families alike. The property offers excellent potential which has been occupied by the family for almost 60 years!! With three comfortable bedrooms, there is plenty of room for everyone to enjoy their own personal space.

The single bayed terrace design adds character to the property, while the gas central heating and double glazed windows promise warmth and comfort throughout the colder months.

One of the standout features of this home is the rear car access to detached garage surrounded by well tended gardens to both front and rear. Furthermore, the absence of an upward chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

This property not only offers a lovely living space but also holds excellent potential for future enhancements, making it a wise investment. With its desirable location and thoughtful layout, this mid-terrace house on Limbrick Avenue is a must-see for anyone looking to settle in Coventry.

selling quality
property since 1995









Dimensions

VESTIBULE HALL

BAY WINDOWED
LOUNGE

3.80 x 3.62

DINING KITCHEN
WITH HOB & OVEN

3.95 x 3.05

LANDING

BEDROOM ONE

3.60 x 2.90

BEDROOM TWO

3.04 x 3.04

BEDROOM THREE

2.20 x 1.80

SHOWER ROOM

REAR CAR ACCESS
TO DETACHED
GARAGE

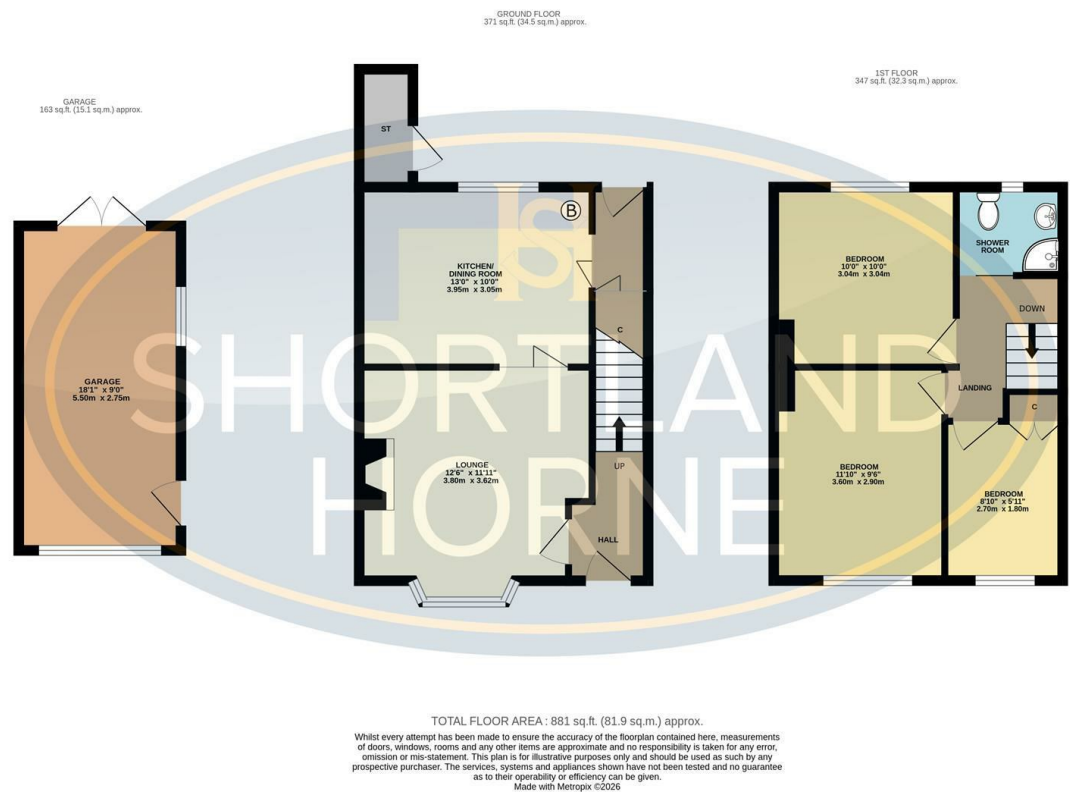
5.50 x 2.75

WELL TENDERED
FRONT & REAR
GARDENS

NO UPWARD CHAIN



Floor Plan



Total area: 881.00 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

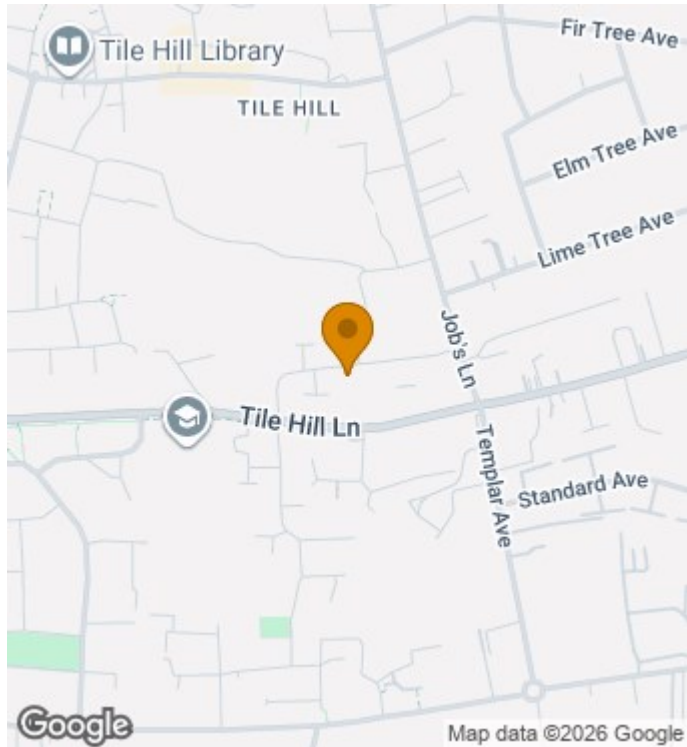
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

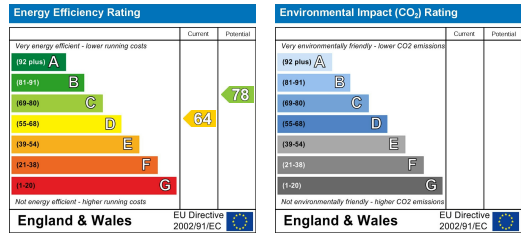
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



Trusted
Property Experts