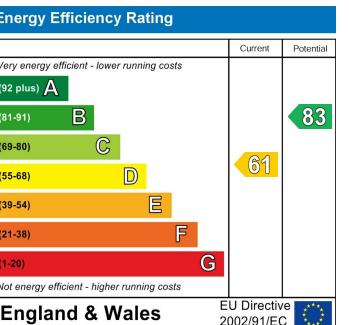


Floor Plan



TOTAL FLOOR AREA - 1146 sq ft. (106.5 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

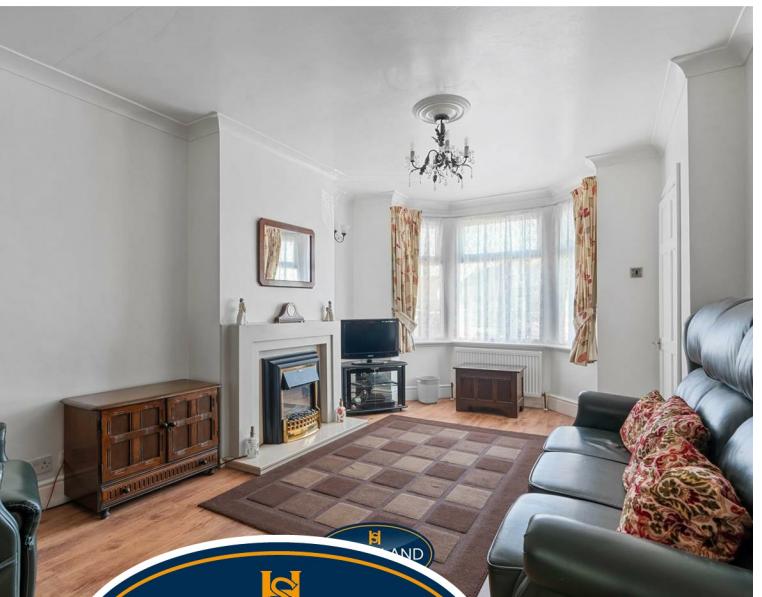
Appliances

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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

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Elgar Road
Courthouse Green CV6 7JG



£240,000

Bedrooms 3
Bathrooms 1

Located on Elgar Road, Courthouse Green, Coventry, this well presented and extended, three-bedroom mid-terrace house offers a perfect blend of space and comfort for families and individuals alike. Upon entering, you are welcomed into a generously sized lounge and dining room, providing an ideal setting for both relaxation and entertaining guests. The extended kitchen is a notable feature, designed to accommodate modern living with ample space for culinary creations and family gatherings.

Set out over three floors, the property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone. The bathroom is located on the first floor plus the main bedroom on the second floor has a convenient separate WC, catering to the needs of the household. The standout features of this home is the much larger than average rear garden with outbuildings, which presents a fantastic outdoor space for children to play and for adults to unwind in the fresh air.

Additionally, the property benefits from off-road parking, a valuable asset in this bustling area. This home is not only practical but also offers a warm and inviting atmosphere, making it a wonderful place to create lasting memories. With its excellent location and spacious layout, this property is a must-see for anyone looking for a family home in Coventry.

GOOD TO KNOW:

Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Off road
Garden Direction: West
Council Tax Band: A
EPC Rating: D
Total Area: Approx. 1146 Sq. Ft



GROUND FLOOR

Hall

Lounge / Dining Room 21'9" x 14'1"

Kitchen 12'1" x 10'10"

FIRST FLOOR

Landing

Bedroom 3 10'5" x 8'3"

Bedroom 2 11'0" x 8'3"

Bathroom

SECOND FLOOR

Bedroom 1

W.C.

OUTSIDE

Shed / Workshop 11'0" x 9'8"

Shed

13'3" x 9'10"

11'0" x 9'8"