




SHORTLAND
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Harris Road
CV3 1GT

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* WELL PRESENTED SINGLE BAYED 3 BEDROOM TERRACE *
PLEASANT TREE LINED RESIDENTIAL ROAD * THROUGH
LOUNGE & EXTENDED KITCHEN * 3 WELL PROPORTIONED
BEDROOMS * REAR CONCRETE GARAGE * NO UPWARD CHAIN

Nestled along Harris Road, Stoke Green in Coventry, this well-presented single bayed terrace house offers a delightful opportunity for prospective buyers. Situated on a pleasant tree-lined road, this property is being sold with no chain, making it an ideal choice for those looking to move in swiftly.

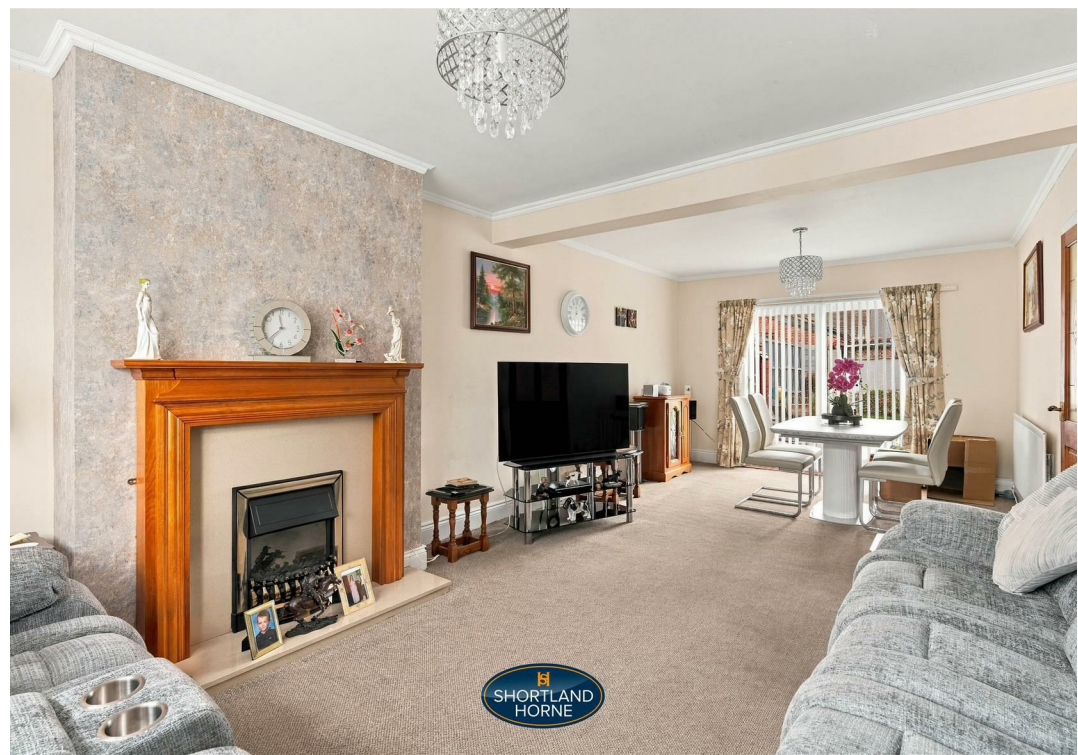
Having been family-occupied for over 60 years, this home carries a sense of warmth and history, providing a welcoming atmosphere for new residents. The house boasts three well-proportioned bedrooms, ensuring ample space for families or individuals seeking room to grow. Each bedroom is designed to offer comfort and versatility, catering to various living arrangements. The fully tiled bathroom has a white three piece suite with shower. The through lounge enjoys patio doors open out to the rear garden with the extended kitchen provide white fronted * base and wall cupboards.

Additionally, the property features a concrete sectional garage, providing convenient storage or parking options. This practical addition enhances the overall appeal of the home, making it suitable for those with vehicles or hobbies requiring extra space.

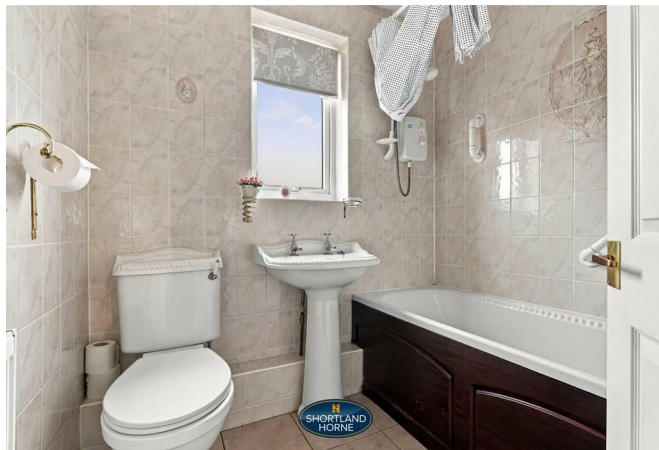
With its prime location and inviting features, this terrace house on Harris Road presents a wonderful opportunity for anyone looking to settle in Coventry. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs and expectations. Do not miss the chance to make this charming house your new home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
THROUGH LOUNGE/
DINING ROOM

7.25 x 3.63

EXTENDED FITTED
KITCHEN

6.25 x 2.00

LANDING

BEDROOM ONE

3.60 x 3.45

BEDROOM TWO

3.50 x 3.40

BEDROOM THREE

2.70 x 2.00

FULLY TILED
BATHROOM

CONCRETE
SECTIONAL GARAGE

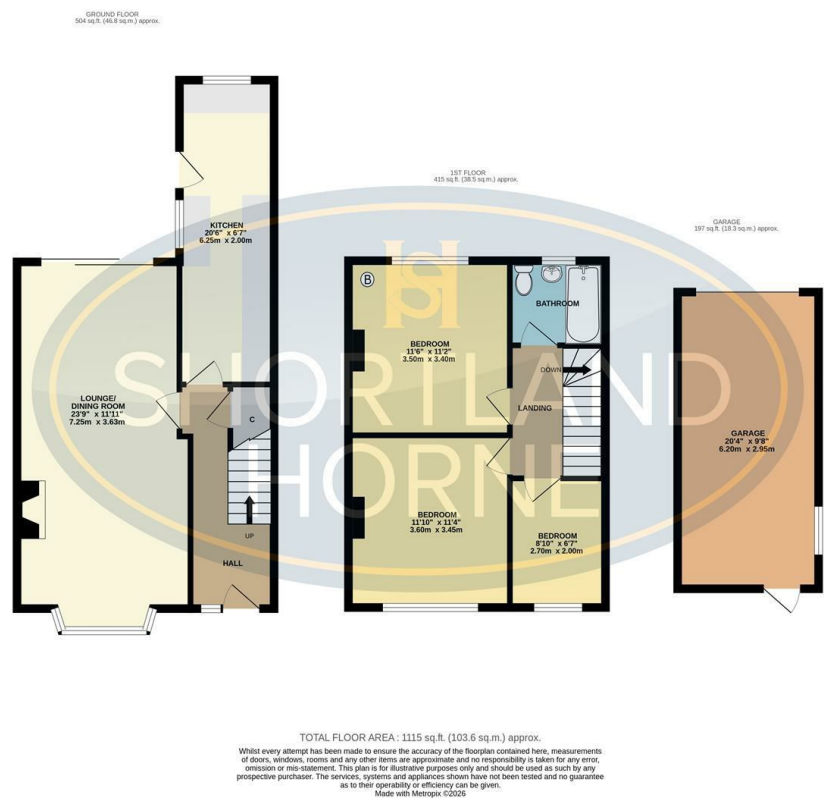
6.20 x 2.95

FRONT & ENCLOSED
REAR GARDEN

NO UPWARD CHAIN

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Floor Plan



Total area: 1115.00 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 Home.

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 Home 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

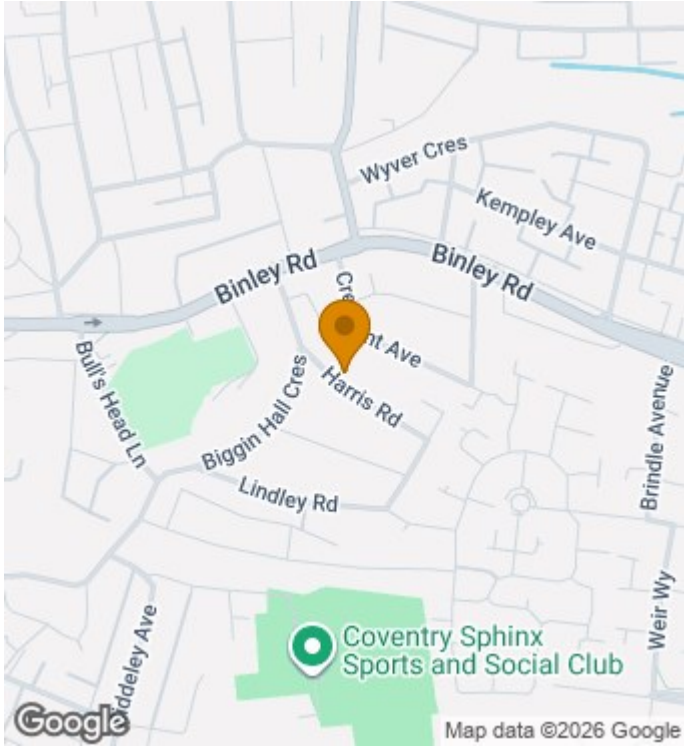
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

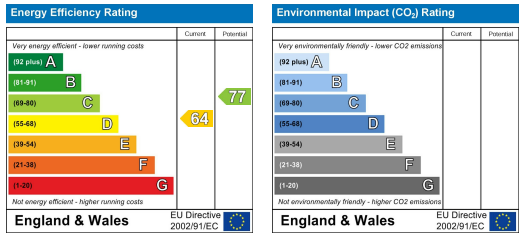
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Shortland Home'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 Home 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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