




SHORTLAND
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Tonbridge Road
CV3 4AX

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* SINGLE BAYED 3 BEDROOM SEMI * NO UPWARD CHAIN *
WITHIN WALKING DISTANCE OF JLR * CARPORT
THROUGH TO GARAGE * VIEWING RECOMMENDED

Nestled on the desirable Tonbridge Road in Whitley, Coventry, this charming three-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and families alike. With no upward chain, this property is ready for you to move in and make it your own without delay.

Upon entering, you will find a spacious lounge / dining room that flows seamlessly into a conservatory, creating a perfect space for relaxation and entertaining. The natural light that floods through the conservatory enhances the inviting atmosphere of the home, making it an ideal spot for family gatherings or quiet evenings.

The property boasts three well-proportioned bedrooms, providing ample space for family members or guests. Each room offers a comfortable retreat, ensuring everyone has their own personal space and family bathroom.

Additionally, the house features a convenient carport, providing shelter through to the brick built garage. The outdoor space is perfect for enjoying the fresh air, whether it be for gardening or simply unwinding after a long day being of good sized.

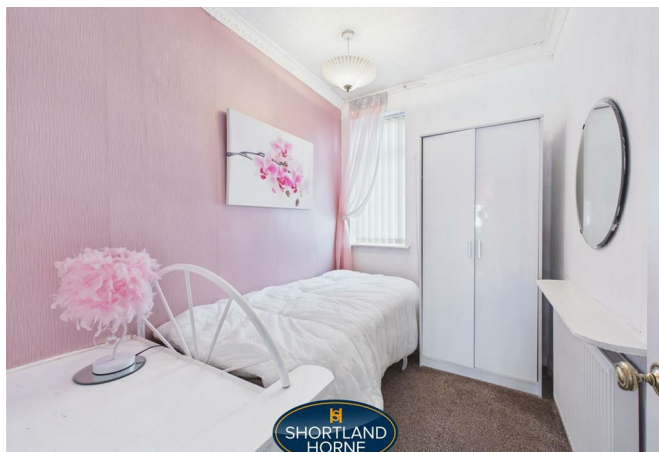
This lovely home is situated in a friendly neighbourhood, close to local amenities and excellent transport links, making it a practical choice for those commuting to nearby cities as well Jaguar LandRover within walking distance. With its appealing features and prime location, this property is not to be missed. Arrange a viewing today to fully appreciate all that this delightful home has to offer.

selling quality
property since 1995









Dimensions

STORM PORCH

VESTIBULE HALL

0.99m x 0.84m

**BAY WINDOWED
THROUGH LOUNGE/
DINING ROOM**

7.37m x 2.82m

KITCHEN

3.35m x 1.65m

CONSERVATORY

3.48m x 2.87m

LANDING

0.94m x 0.79m

BEDROOM ONE

3.40m x 2.59m

BEDROOM TWO

3.33m x 2.29m

BEDROOM THREE

2.59m x 1.85m

**BATHROOM WITH
SHOWER CUBICLE**

2.41m x 2.21m

**CARPORT TO
GARAGE**

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Floor Plan



Total area: 773.00 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.

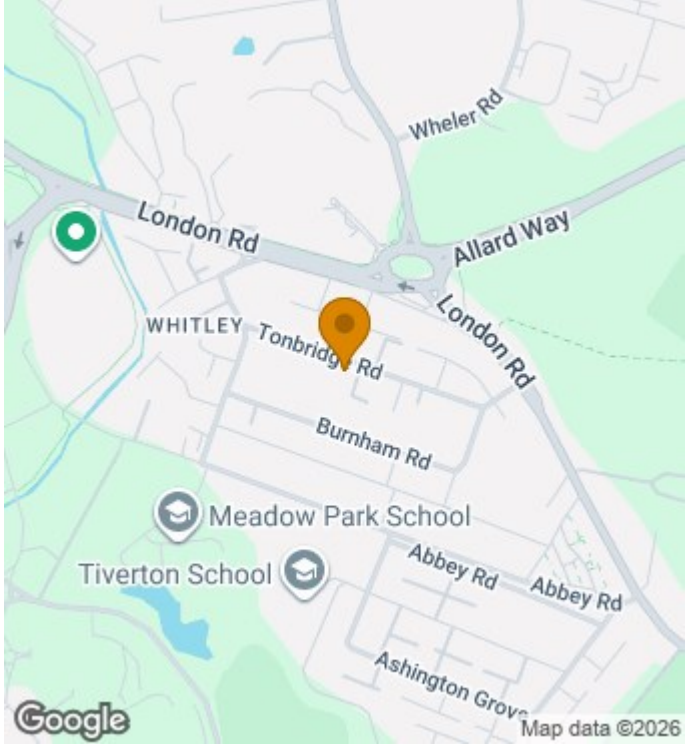
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

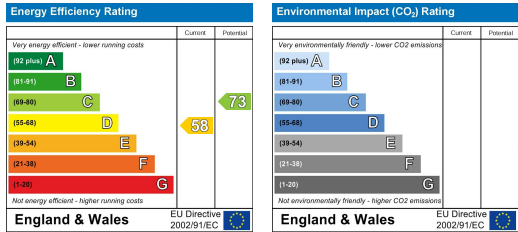
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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