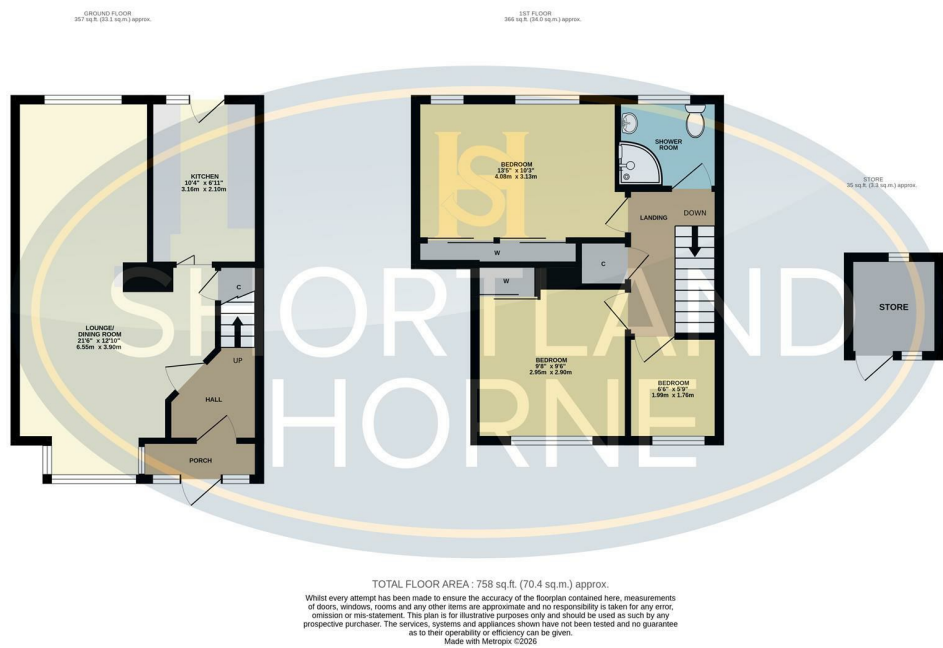
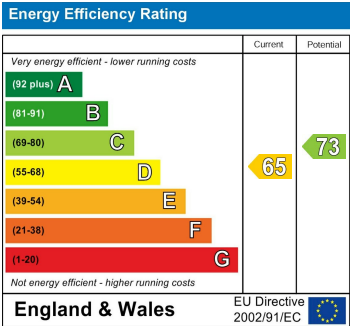


Floor Plan



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.

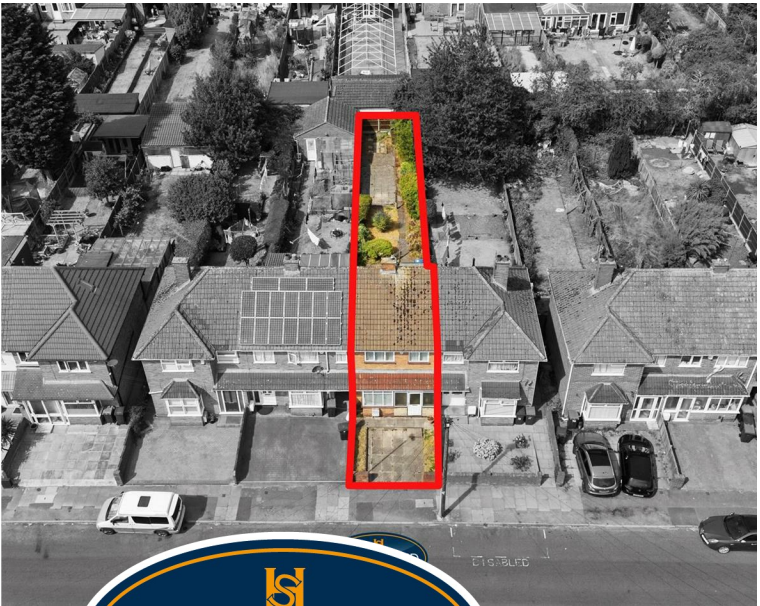
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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

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Alder Road
CV6 7DQ



£199,500 Guide Price | Bedrooms 3 Bathrooms 1

* WELL PRESENTED POST WAR 3 BEDROOM TERRACE HOUSE * OCCUPIED FROM NEW WITH GAS CH & DOUBLE GLAZED WINDOWS * DIRECT ACCESS CAR PARKING BAY * VIEWEING HIGHLY RECOMMENDED WITH NO UPWARD CHAIN

Nestled on Alder Road, Hall Green, Coventry, this well-presented post mid-terrace house is a delightful opportunity for those seeking a comfortable family home. Owned from new since 1955, this property boasts a sense of history and care that is evident throughout.

The house features three spacious bedrooms, providing ample room for family living or accommodating guests together with refurbished shower room. The fitted kitchen is both practical and inviting, with range of light oak effect fronted units. The open plan lounge/ dining room offers a cosy area for relaxation and entertainment, ensuring that this home meets the needs of modern living.

One of the standout features of this property is the direct access to a car parking bay with dropped kerb , a valuable asset in today's busy world. This convenience adds to the overall appeal, making daily life just a little easier.

With no upward chain, this property is ready for you to move in without delay. We highly recommend viewing this lovely home to fully appreciate its charm and potential. Whether you are a first-time buyer or looking to downsize, this house on Alder Road is a wonderful choice that combines comfort, convenience, and character.



STORM PORCH ENTRANCE

SPACIOUS OPEN PLAN THROUGH LOUNGE/
DINING ROOM

FITTED KITCHEN

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

REFURBISHED SHOWER ROOM

DIRECT ACES WITH DROPPED KERB TO CAR
PARKING BAY

FRONT & GOOD SIZED REAR GARDEN

VIEWING HIGHLY RECOMENDED WITH NO
UPWARD CHAIN