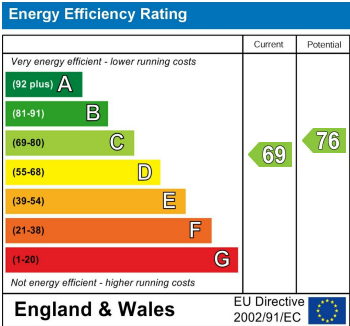


Floor Plan



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.

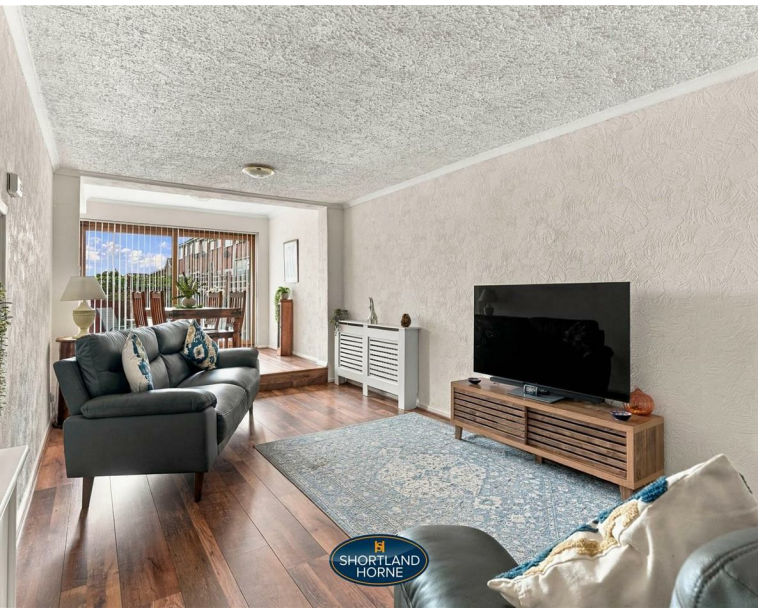
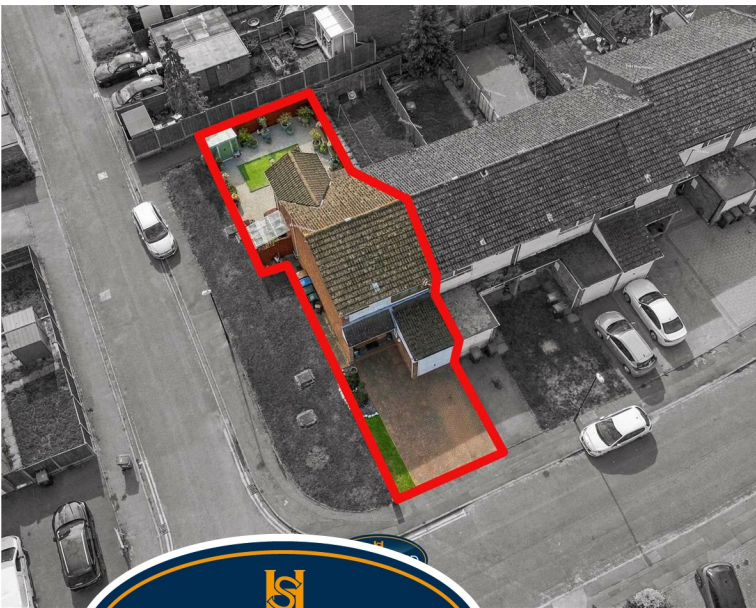
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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

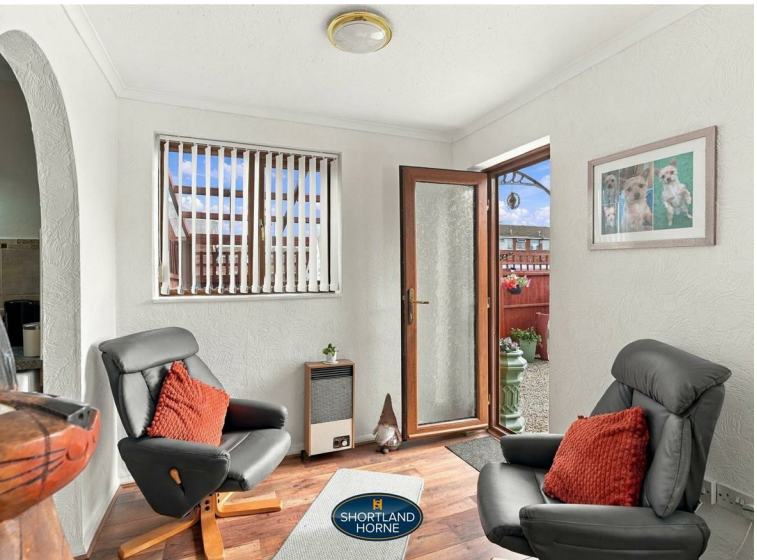
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Blandford Drive
CV2 2NE



£300,000 Guide Price | Bedrooms 3
Bathrooms 2

* VASTLY IMPROVED & EXTENDED CORNER 3 DOUBLE BEDROOM HOUSE * GARDENS TO 3 SIDES * FITTED KITCHEN & FAMILY BATHROOM * DIRECT ACCESS DOUBLE WIDTH DRIVE TO INTGRAL GARAGE * VIEWING HIGHLY RECOMMENDED

Nestled in the desirable area of Clifford Park, Coventry, this extended three double bedroom corner house offers a perfect blend of space and comfort. The property boasts an impressive layout, featuring three generously sized double bedrooms, two with built in wardrobes, ideal for families or those seeking extra room for guests or a home office with downstairs cloakroom and first floor fully tiled family bathroom.

The downstairs living accommodation has been thoughtfully extended, providing ample space for relaxation and entertainment. This enhancement allows for a versatile living area that can easily adapt to your lifestyle needs. The property also benefits from a double-width driveway, ensuring convenient off-road parking, along with an integral garage for additional storage or vehicle space.

Situated on Blandford Drive, this home is well-positioned within a friendly community, making it an excellent choice for those looking to settle in a welcoming neighbourhood. within walking distance of the local Primary & Junior school as well as Coventry University hospital. With its spacious interiors and practical features, this corner house is a fantastic opportunity for anyone seeking a comfortable family home in Coventry. Don't miss the chance to make this property your own which has been well maintained and occupied from new over 50 years !!



ENTRANCE HALL		
CLOAKROOM		
EXTENDED L SHAPED LOUNGE/ DINING/ SITTING ROOM	26'6" x 16'9"	
FITTED KITCHEN WITH HOB & OVEN	15'5" x 6'8"	
LANDING		
BEDROOM ONE	10'5" x 10'2"	
BEDROOM TWO		12'0" x 9'2"
EXTENDED BEDROOM THREE		16'9" x 7'6"
FULLY TILED BATHROOM WITH SHOWER		
DOUBLE WIDTH DRIVE TO INTEGRAL GARAGE		17'0" x 8'2"
GARDENS TO THREE SIDES		
VIEWING HIGHLY RECOMMENDED		