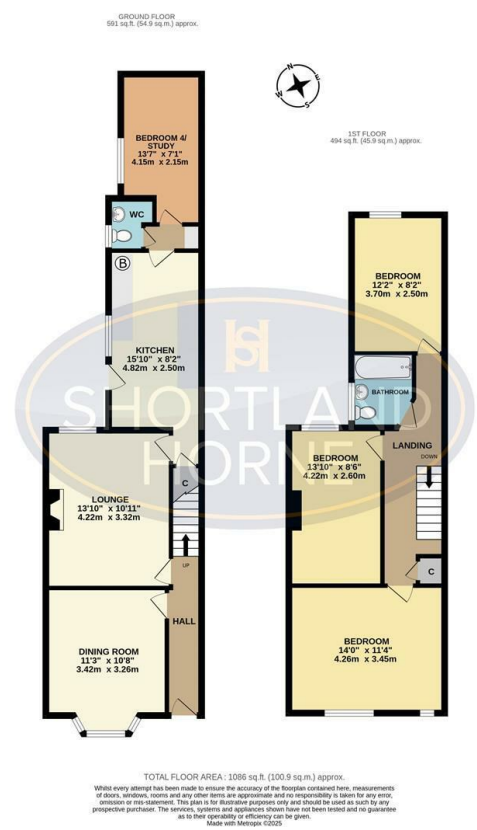
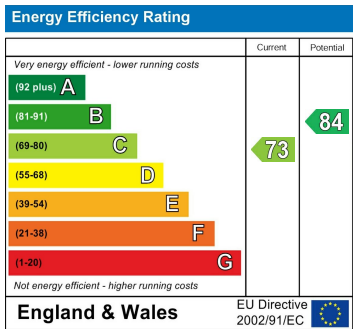


Floor Plan



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.

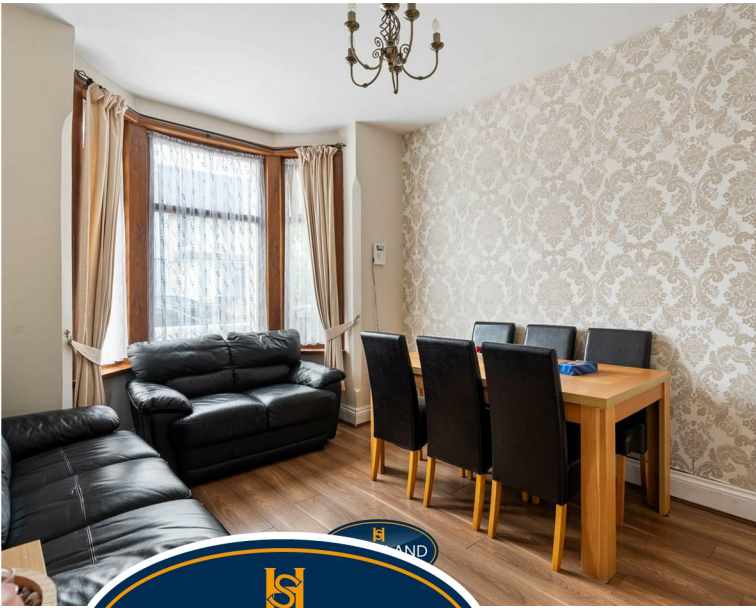
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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
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Other branches:
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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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Churchill Avenue
Foleshill CV6 5JL



£230,000

Bedrooms 4
Bathrooms 1

Located on Churchill Avenue in the vibrant area of Foleshill, Coventry, this well-presented and extended, traditional, three / four bedroom, mid-terrace family home offers a perfect blend of comfort and practicality for larger families.

As you enter, you are greeted by a welcoming ground floor hallway that leads to a spacious dining room, a cosy lounge, and a well-equipped kitchen. The ground floor also features a convenient W.C. and a versatile study that can easily serve as a fourth bedroom, catering to the needs of modern family life.

Venturing to the first floor, you will find three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation. The family bathroom is thoughtfully designed, ensuring that it meets the needs of a busy household.

The property has an easily maintained back garden, ideal for enjoying outdoor activities or simply unwinding in the fresh air. This home is not only perfect for first-time buyers looking to establish themselves in a friendly community but also presents an excellent investment opportunity for those seeking to expand their property portfolio.

With its charming features and practical layout, this mid-terrace house on Churchill Avenue is a delightful choice for anyone looking to settle in Coventry. Don't miss the chance to make this lovely home your own.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No chain
Parking Arrangements: On street
Council Tax Band: A
EPC Rating: C
Total Area: Approx. 1086 Sq. Ft



GROUND FLOOR		FIRST FLOOR	
Hallway		Landing	
Dining Room	11'2" x 10'8"	Bedroom 1	13'11" x 11'3"
Lounge	13'10" x 10'10"	Bedroom 2	13'10" x 8'6"
Kitchen	15'9" x 8'2"	Bedroom 3	12'1" x 8'2"
W.C.		Bathroom	
Bedroom 4 / Study	13'7" x 7'0"	OUTSIDE	