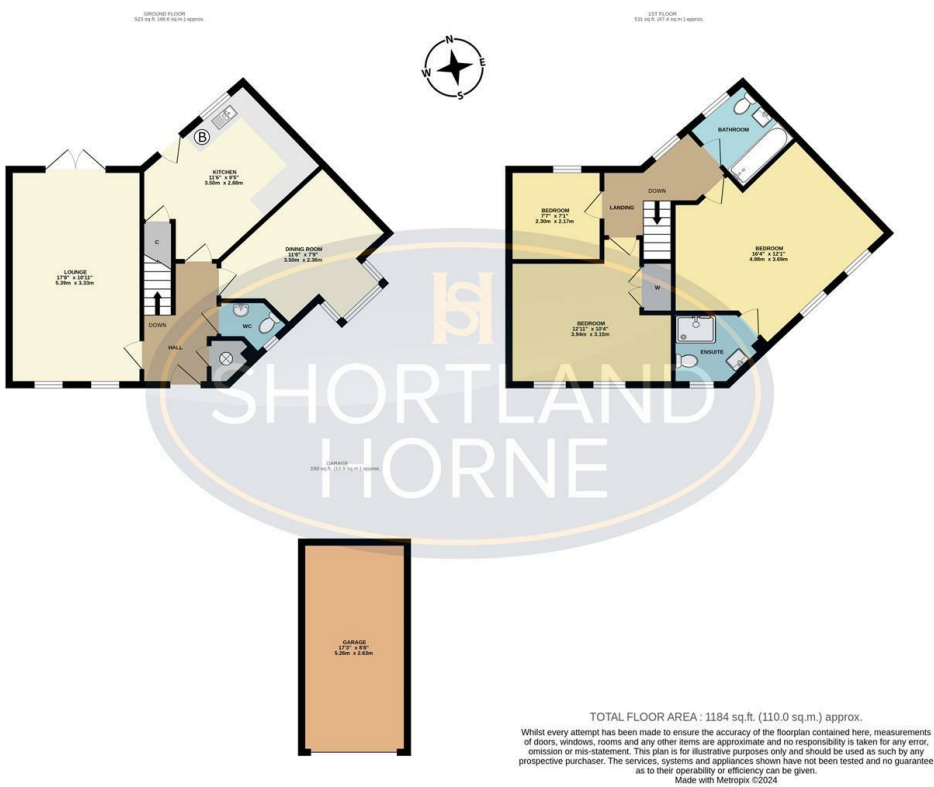
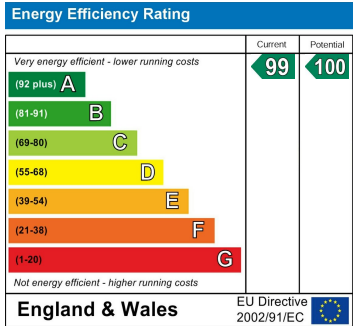


Floor Plan



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

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follow us  

Amelia Crescent
CV3 1NA



£285,000

Bedrooms 3
Bathrooms 2

Welcome to your delightful home! Situated on a charming and tranquil road within the beloved Copeswood development off Binley Road and Allard Way, this uniquely designed residence offers a peaceful retreat away from the main road.

Built in April 2014, this stunning A-rated, energy-efficient home offers a perfect blend of modern comfort and vibrant living! From the moment you step inside, you're welcomed into a bright, airy, and uplifting space that makes you feel right at home. The hallway guides you into a generous, sunlit living room—a fantastic spot to relax and unwind. With French doors opening to the garden, it's ideal for enjoying both indoor and outdoor living. At the rear of the home, the contemporary kitchen/dining area wows with sleek white cabinetry, integrated appliances, and space for all your essentials, plus a spacious dining room, just waiting for family gatherings and festive celebrations.

This home also benefits from eco-friendly solar panels, making it as sustainable as it is stylish! Built with energy efficiency in mind, the solar panels contribute to lower energy costs, helping you enjoy a greener lifestyle while reducing bills—perfect for the environmentally conscious homeowner.

Upstairs, the expansive landing adds a real sense of space, leading to three lovely bedrooms and the family bathroom. The master bedroom is a true sanctuary with fully tiled en-suite facilities and dual-aspect windows that flood the room with natural light. There's ample space for full-width wardrobes, creating a luxurious retreat for relaxation. Bedroom two is a generous double, while bedroom three is a flexible space that would make a delightful nursery or home office.

Step out through the French doors into a garden oasis, ideal for entertaining, with its easy-care artificial lawn and inviting patio—perfect for alfresco dining. The garden also provides access to the garage. There's off-road parking available in front, with potential for even more space around the property.

Amelia Crescent's prime location only adds to the excitement! You'll be close to everything you need, from Warwickshire Shopping Park and sought-after schools to a nearby health club. Quick access to major routes like the M6, M1, M69, and A46 makes commuting a breeze, while the proximity to University Hospital ensures extra convenience. This is a home that ticks all the boxes—modern, welcoming, and brilliantly located!

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Buying a new build property - Expected to be ready in March 2025
Parking Arrangements Driveway & garage
Council Tax Band: C
EPC Rating: A
Total Area: Approx. 1184 Sq. Ft



GROUND FLOOR

Hall

Guest WC

Lounge

Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Family Bathroom

En-Suite

OUTSIDE

Garage

Rear Garden

Driveway

16'4 x 12'1

12'11 x 10'4

7'7 x 7'1

17'3 x 8'8