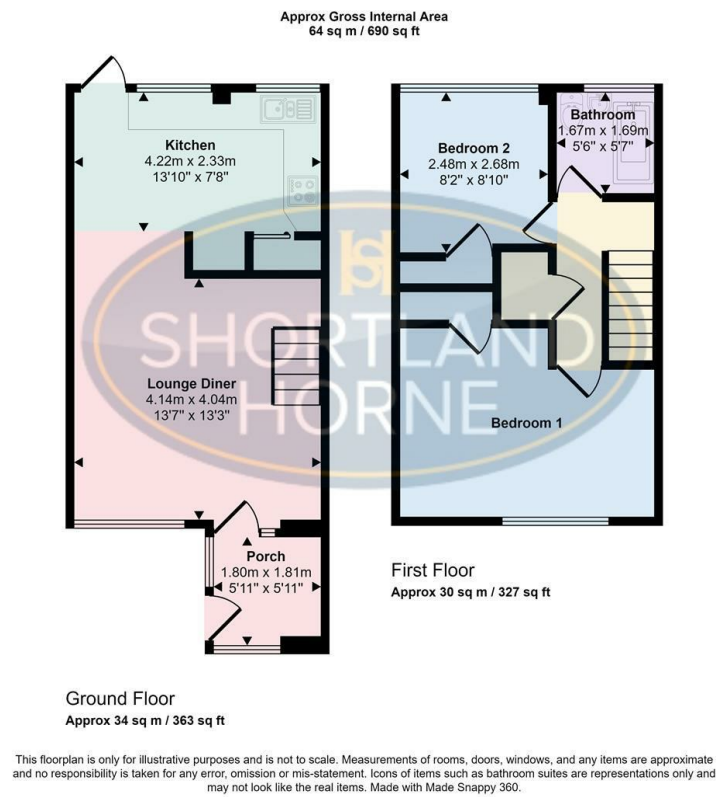
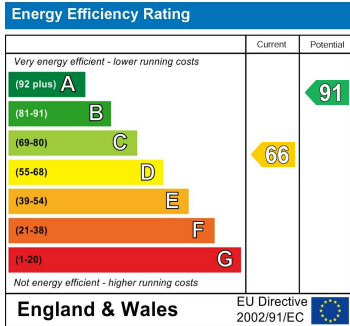


Floor Plan



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 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Avondale Road
CV5 6DZ



£235,000 Guide Price | Bedrooms 2 Bathrooms 1

Nestled in the sought-after Avondale Road in Coventry, this charming two-bedroom mid-terrace house is a hidden gem waiting to be discovered. Boasting a prime location in the heart of Earlsdon, this property offers not just a house, but a lifestyle.

As you step inside, you'll be greeted by a tastefully decorated interior that exudes warmth and comfort. The property features one reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there's plenty of space for a small family, a couple, or even a single professional looking for a home office.

The convenience of having a bathroom ensures that your daily routines are met with ease. And let's not forget the added bonus of parking, a rare find in this bustling area. Imagine coming home after a busy day and not having to worry about finding a parking spot.

One of the standout features of this property is its proximity to Earlsdon Highstreet, just a leisurely stroll away. From trendy cafes to boutique shops, everything you need is within reach. Whether you're a first-time buyer looking to step onto the property ladder or seeking a peaceful retreat in a quiet cul-de-sac, this house is ready to welcome you home.

Don't miss out on the opportunity to make this hidden oasis your own. Book a viewing today and experience the charm of Avondale Road for yourself.



GROUND FLOOR		
Porch		
Living Room	13'7 x 13'3	
Kitchen	13'10 x 7'8	
FIRST FLOOR		
Bedroom One		
Bedroom Two	8'2 x 8'10	
Bathroom	5'6 x 5'7	