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Bulwer Road  
CV6 3AG



# Bulwer Road

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Nestled on Bulwer Road in the vibrant city of Coventry, this well-presented mid-terrace house offers a delightful blend of comfort and functionality. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The inviting lounge is a good size, creating a warm and welcoming atmosphere for entertaining guests or enjoying family meals.

The kitchen is a standout feature, equipped with a hob and oven, providing ample space for culinary creativity. This area is sure to become the heart of the home, where you can prepare delicious meals and enjoy quality time with loved ones.

On the first floor you will find a family shower room and three bedrooms, two of which are double bedrooms and the other being a single.

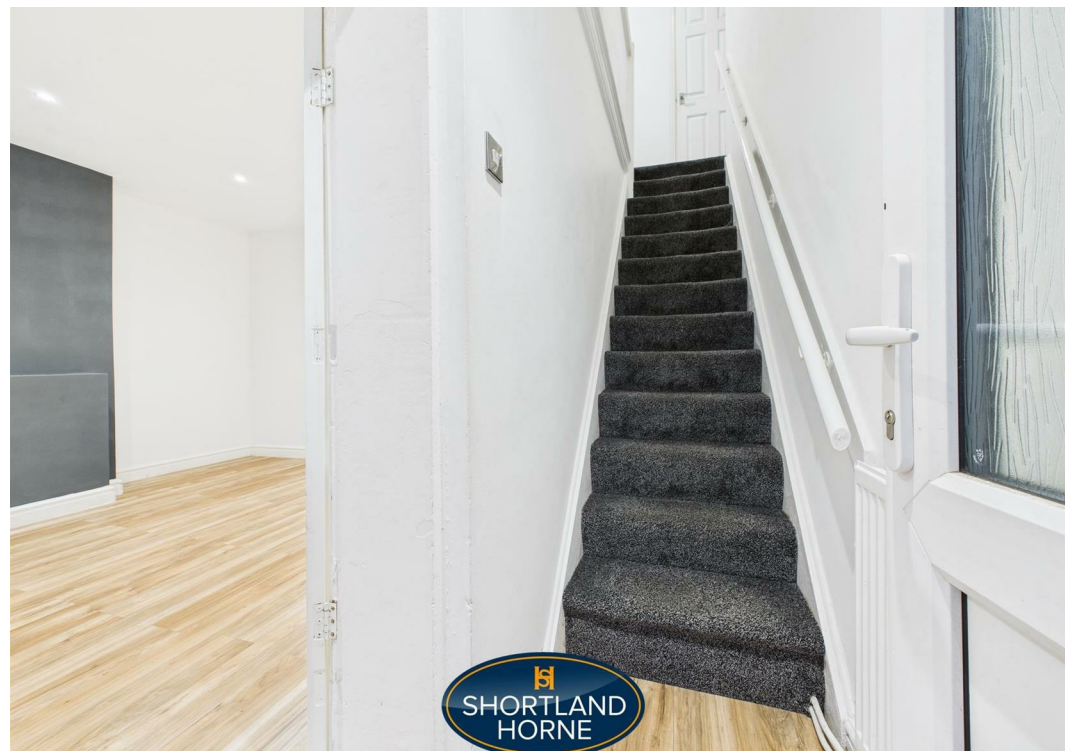
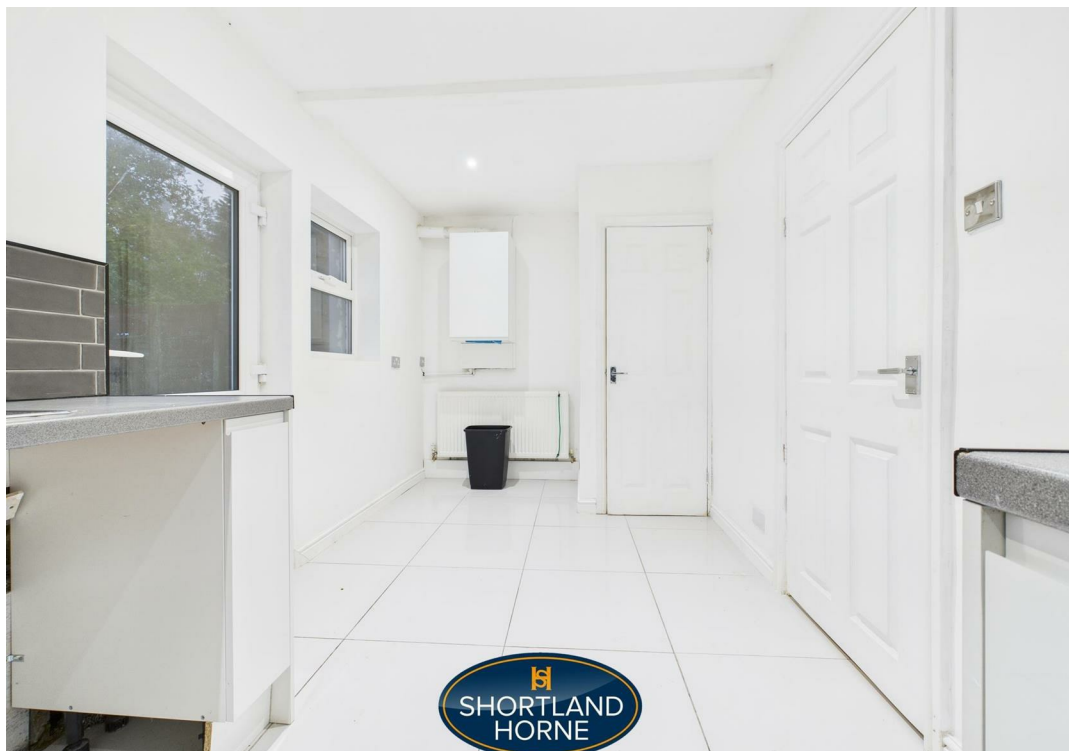
Outside, the property boasts a low maintenance front garden, ensuring convenience for residents and visitors alike. The garden is fully enclosed and lawned with a patio area for seating.

This home is not only well-located but also thoughtfully designed to cater to modern

**selling quality**  
property since 1995

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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

1.63m x 0.86m

#### Living Room

4.27m x 3.91m

#### Kitchen

2.31m x 4.75m

### FIRST FLOOR

#### Landing

1.98m x 2.46m

#### Bedroom One

4.24m x 3.02m

#### Bedroom Two

2.39m x 2.97m

#### Bedroom Three

2.36m x 2.44m

#### Bathroom

1.32m x 2.51m



Floor Plan



Total area: sq ft

**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.

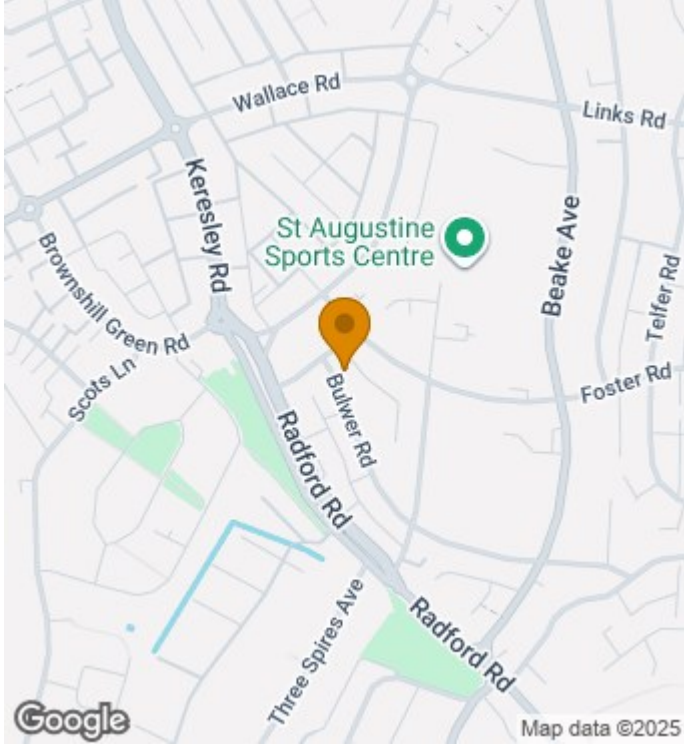
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

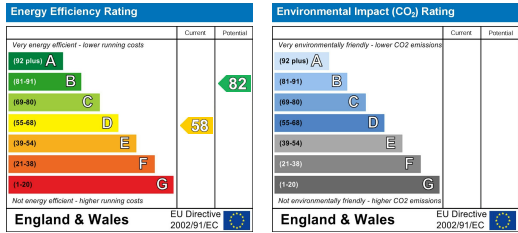
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

Location Map



EPC



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