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Shakleton Road
CV5 6HT

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Two Bedroom Home in the Highly Sought-After Area of Earlsdon.

Situated in the ever popular and highly regarded area of Earlsdon, this well proportioned two-bedroom property offers spacious accommodation arranged over two floors, making it an ideal purchase for first-time buyers, professional couples and investors alike.

The ground floor comprises an entrance hall, a separate dining room, a spacious living room and a fitted kitchen, together with a ground floor bathroom. To the first floor are two generous double bedrooms, providing comfortable and versatile accommodation.

The property is particularly well positioned to enjoy everything Earlsdon has to offer. Renowned for its welcoming community atmosphere and charming village feel, Earlsdon is one of Coventry's most desirable residential locations. The popular Earlsdon Street offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, creating a vibrant local high street with something for everyone.

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Dimensions

GROUND FLOOR

DINING ROOM
3.43m x 3.30m

LIVING ROOM
3.40m x 3.71m

KITCHEN
1.96m x 3.51m

SHOWER ROOM
1.93m x 1.78m

FIRST FLOOR

BEDROOM
3.48m x 3.35m

BEDROOM
3.40m x 3.71m

Floor Plan



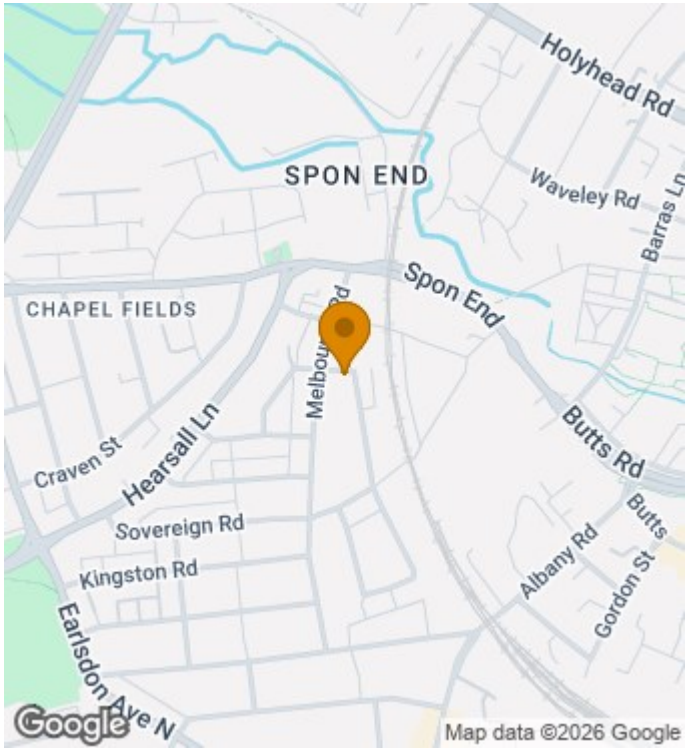
Total area: 681.00 sq ft

Disclaimer

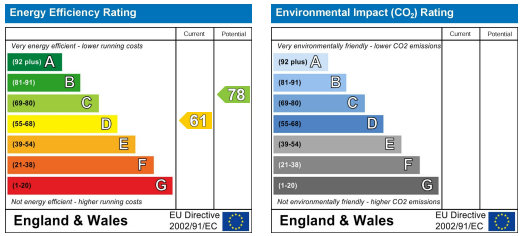
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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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