




SHORTLAND
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Property Experts



Edward Road
Keresley CV6 2GR

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* EXTENDED SINGLE BAYED 3 BEDROOM SEMI * DIRECT ACCESS DOUBLE VCAR PARKING BAY & REAR ACCESS CONCRETE GARAGE OPEN ASPECT TO REAR ACROSS ALLOTMENTS * IDEAL FIRST TIME BUYER OR FAMILY ACCOMMODATION * VIEWING HIGHLY RECOMMENDED

Welcome to this charming property located on Edward Road in the picturesque area of Keresley, Coventry. This extended family home enjoys an open aspect to the rear across allotment providing a peaceful and scenic backdrop to enjoy from the comfort of your own home.

This delightful house boasts three bedrooms, making it an ideal space for a first time buyer or growing family which has been occupied by the present owner over the past 35 years.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones with gas central heating & double glazed windows. The extended kitchen provides ample space for cooking up delicious meals and hosting gatherings with friends and family. The through lounge has a feature marble fireplace with living flame coal effect gas fire installed in the past 12 months.

One of the standout features of this property is the direct access to the double width brick pavior parking bay and the rear car access concrete sectional garage, offering convenience and additional storage space for your vehicles or outdoor equipment.

The fully fenced rear garden is paved currently housing aviaries to be removed by the owner.

Don't miss out on the opportunity to make this extended 3-bedroom single bayed semi-detached house your new home. Contact us today to arrange a viewing and start envisioning the wonderful possibilities this property has to offer.



selling quality
property since 1995








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Dimensions

ENTRANCE HALL

BAY WINDOWED
THROUGH LOUNGE/
DINING ROOM

6.50 x 3.05

EXTENDED KITCHEN

4.88 x 1.88

LANDING

BEDROOM ONE

3.03 x 2.70

BEDROOM ONE

BEDROOM TWO

3.34 x 2.47

BEDROOM THREE

2.10 x 2.00

BATHROOM

REAR CAR ACCESS

CONCRETE

SECTIONAL GARAGE

4.84 x 3.12

FRONT & FULLY

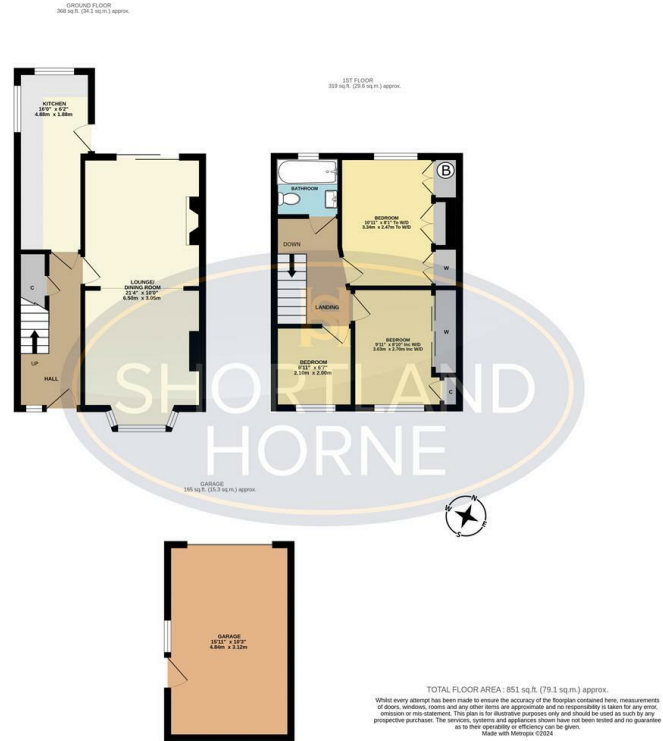
FENCED REAR

GARDEN

OPEN ASPECT TO
THE REAR ACROSS
ALLOTMENTS

VIEWING HIGHLY
RECOMMENDED

Floor Plan



Total area: 851.00 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

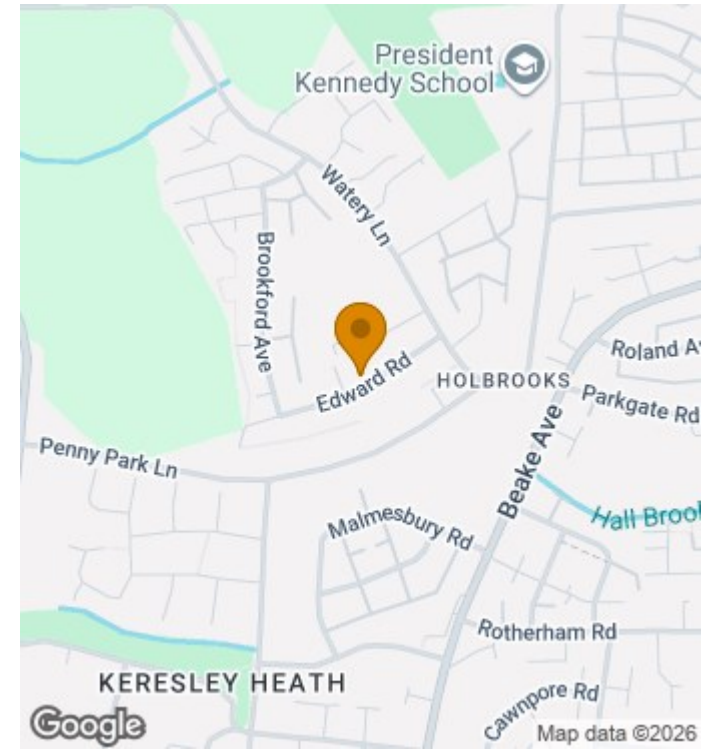
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

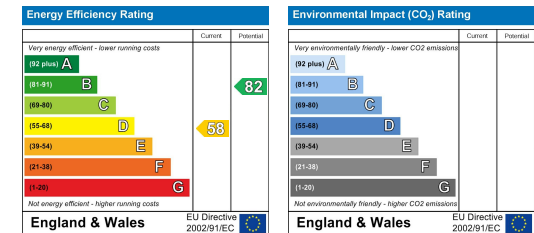
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne