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Holyhead Road  
CV1 3AD

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Nestled on Holyhead Road in Coventry, this splendid mid-terrace house offers an exceptional opportunity for a growing family. Boasting five/six generously sized bedrooms, this property is set over three floors, providing ample space for both relaxation and entertainment.

As you step inside, you will be greeted by a wealth of original features that add character and charm to the home. The high ceilings create an airy atmosphere, enhancing the sense of space throughout. Additionally, the property includes a cellar, which can be utilised for storage or transformed into a creative space to suit your needs.

On the ground floor there is a living room, a further reception room which could easily be a secondary living quarters or bedroom, a w/c, a dining room and then a kitchen. There is also access to the Cellar.

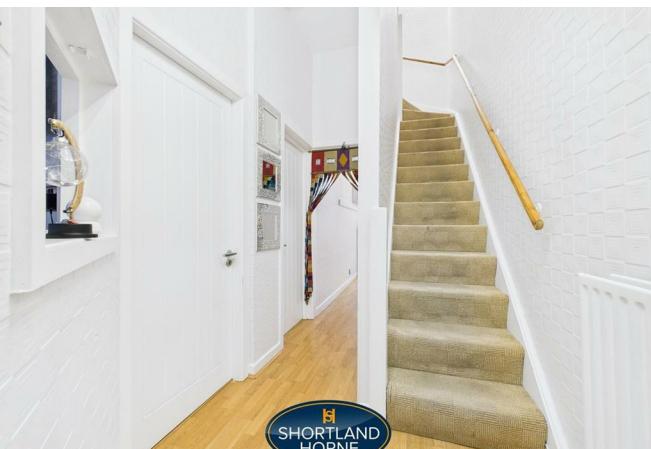
On the first floor you will find four good size bedrooms with three of the bedrooms benefitting from an en-suites and a family bathroom completes the first floor. Venturing up to the top floor you will be greeted by a further double bedroom





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## Dimensions

GROUND FLOOR	
Bedroom	3.40m x 3.02m
Entrance Hallway	
Living Room	2.49m x 1.02m
4.11m x 5.03m	
Living Room/Bedroom	3.61m x 3.53m
Bathroom	2.18m x 1.68m
SECOND FLOOR	
W/C	1.50m x 0.89m
Bedroom	4.45m x 5.00m
Dining Room	3.40m x 5.66m
En-Suite	0.76m x 2.31m
Kitchen	3.43m x 3.07m
Celler	3.38m x 3.78m
FIRST FLOOR	
Bedroom	5.13m x 3.20m
En-Suite	3.45m x 1.19m
Bedroom	3.61m x 3.30m
Bedroom	2.49m x 3.02m

## 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

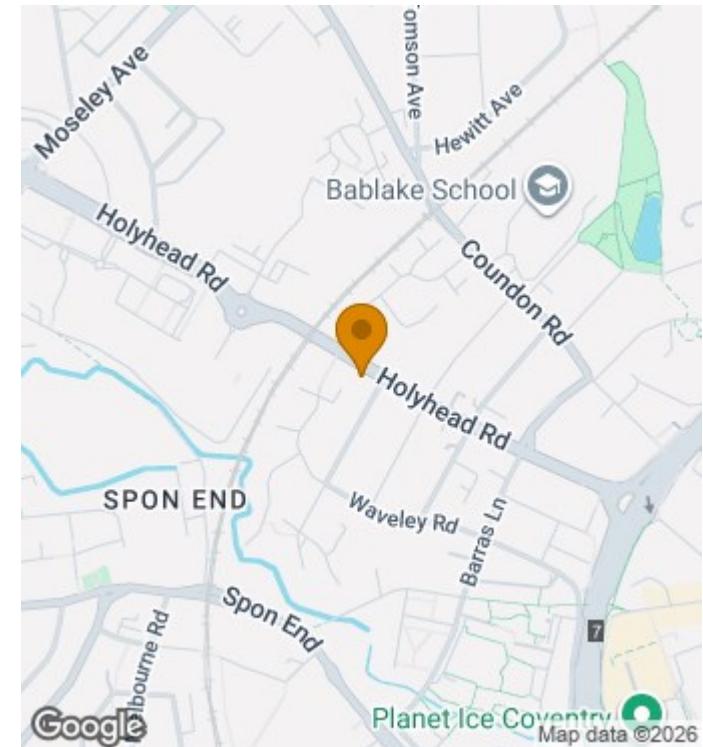
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

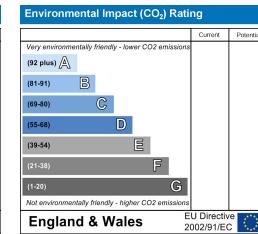
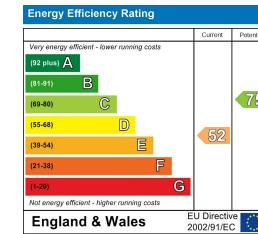
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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