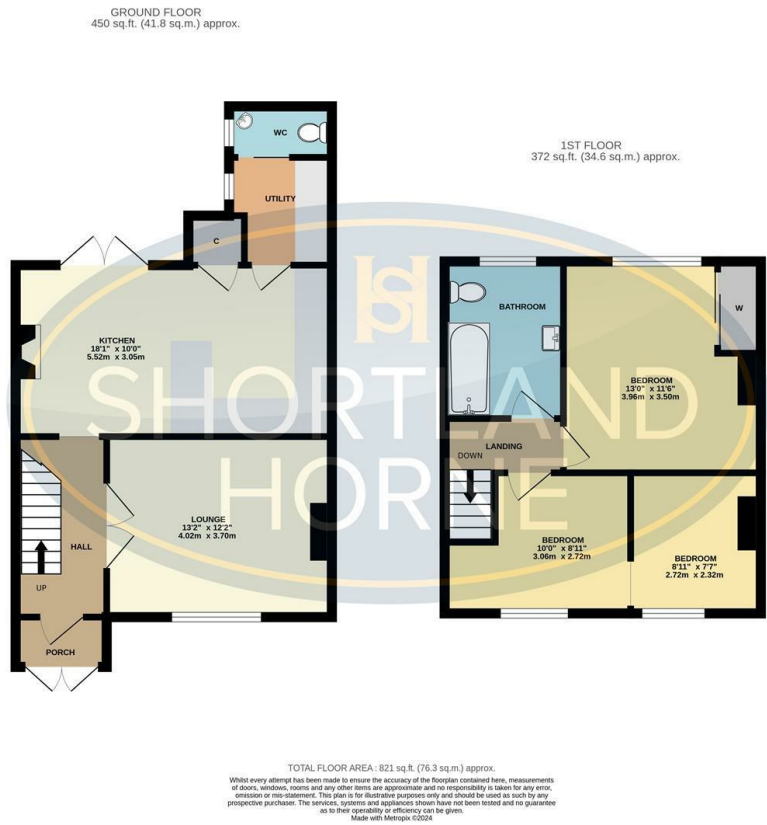
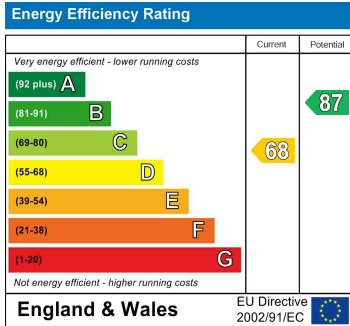


Floor Plan



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.

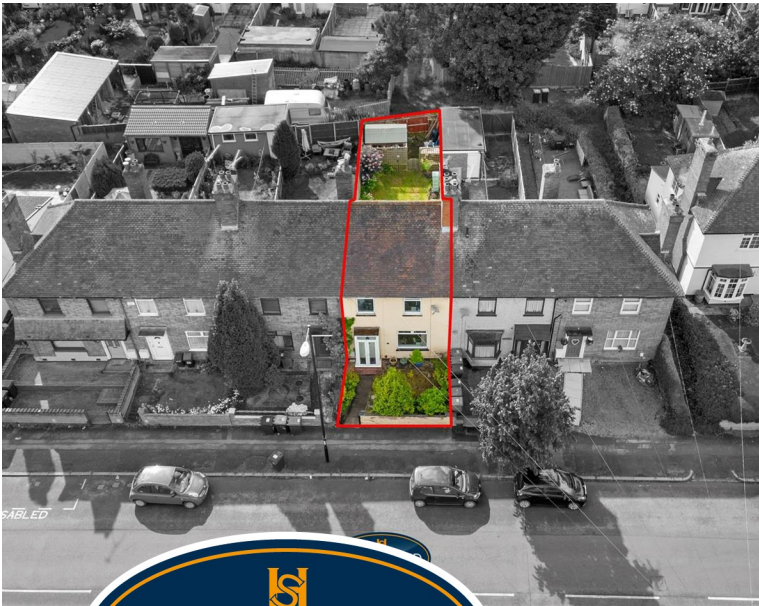
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Engleton Road**  
**Coundon CV6 1JE**





# £185,000 Offers Over | Bedrooms 2 Bathrooms 1

Nestled on Engleton Road in Coventry, this charming mid-terrace house is a delightful family abode waiting to be called home. Boasting a cozy reception room, two bedrooms, and a well-appointed bathroom, this property offers a comfortable living space perfect for a growing family.

Situated within the sought-after Coundon Court catchment area, this home provides easy access to excellent local schools, Coventry City Centre, and the motorway network, making daily commutes and school runs a breeze.

Upon entering, you are greeted by a welcoming storm porch leading to an entrance hallway. The ground floor features a spacious lounge, an open plan kitchen/diner with a modern fitted breakfast bar kitchen is a chef's delight, equipped with integrated appliances and ample storage space, including a convenient utility area and a downstairs W/C.

Upstairs, you'll find two generous double bedrooms, and a lovely family bathroom, offering comfort and privacy for all family members. Outside is street parking, while the fully enclosed lawned garden with a decked area is perfect for al fresco dining and entertaining guests.

Don't miss the opportunity to make this lovely property your own and enjoy the convenience of its location and the warmth of its welcoming interiors. Book a viewing today and step into your future home on Engleton Road!

## GROUND FLOOR

Entrance Porch	
Hallway	
Lounge	13'2 x 12'2
Kitchen	18'1 x 10'0
Utility	
W/C	

## FIRST FLOOR

Bedroom One	13'0 x 11'6
Bedroom Two	10'0 x 8'11
Bedroom Three	8'11 x 7'7
Bathroom	