



Trusted  
Property Experts



Amersham Close  
Allesley Park CV5 9HH



# Amersham Close

## CV5 9HH

\* WELL PRESENTED POST WAR TERRACE \* GAS CH & DOUBLE GLAZED \* 3 WELL PROPORTIONED BEDROOMS \* REAR CAR ACCESS \* NO UPWARD CHAIN \* VIEWING HIGHLY RECOMMENDED

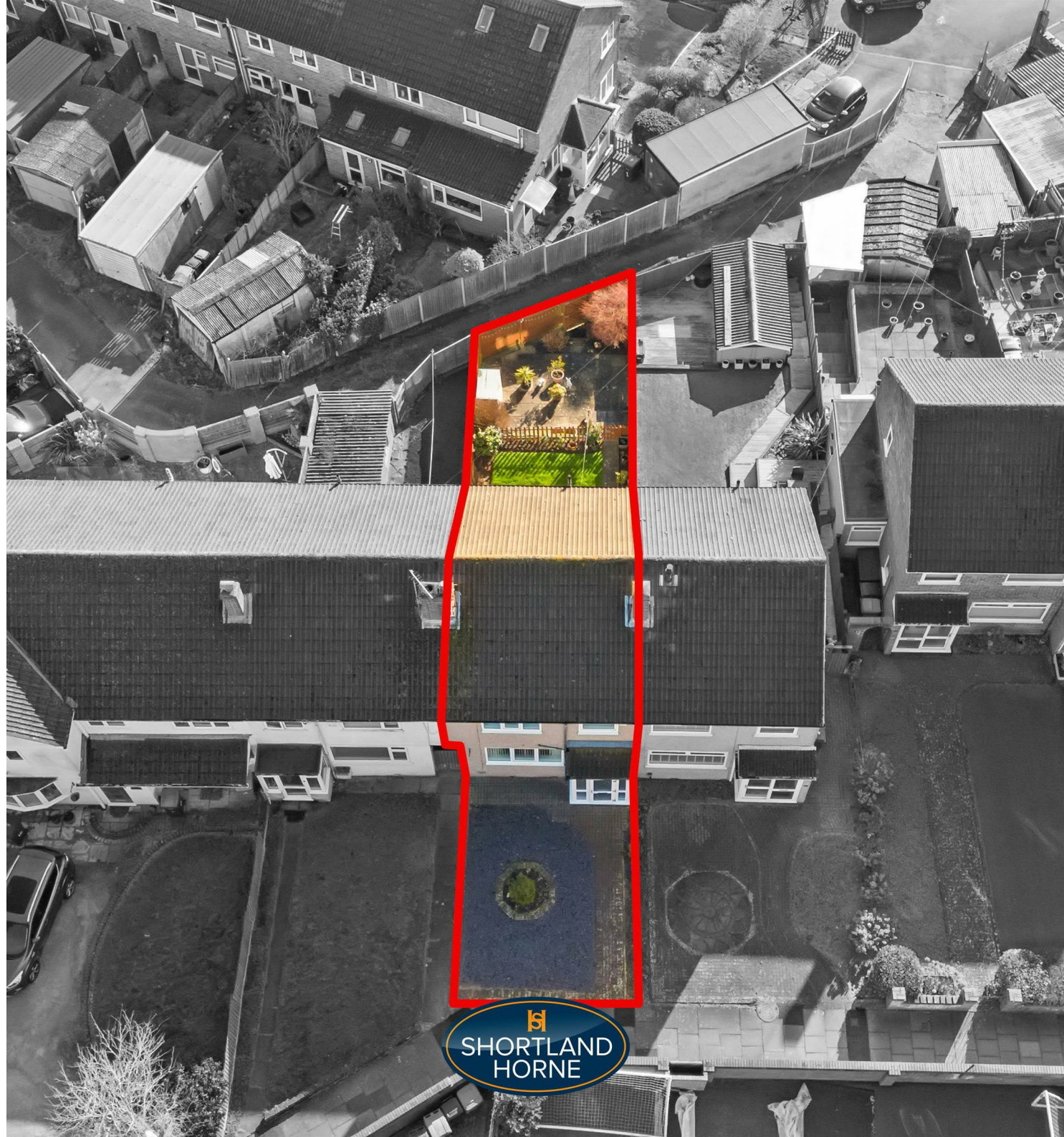
Nestled in the charming Amersham Close, Coventry betwixt Winsfod Avenue & Buckingham Rise, this immaculately presented post-war terraced house offers a delightful opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The fitted kitchen, complete with a modern hob & oven, is both functional and stylish, making it a joy to prepare meals. The layout of the home is thoughtfully designed, ensuring a seamless flow and having a refurbished fully tiled shower room. living areas.

Situated in a pleasant position, this property benefits from a peaceful environment while remaining close to local amenities and transport links, making it an ideal choice for those seeking convenience without compromising on tranquillity. Additionally, the absence of an upward chain simplifies the buying process, allowing for a smoother transition into your new home.

This terraced house is not just a property; it is a place where memories can be made, which has been well cared for over the past 40 years. With its appealing features and prime location, it is a must-see for anyone looking to settle in Coventry. Don't miss the chance to make this lovely house your new home.

selling quality  
property since 1995



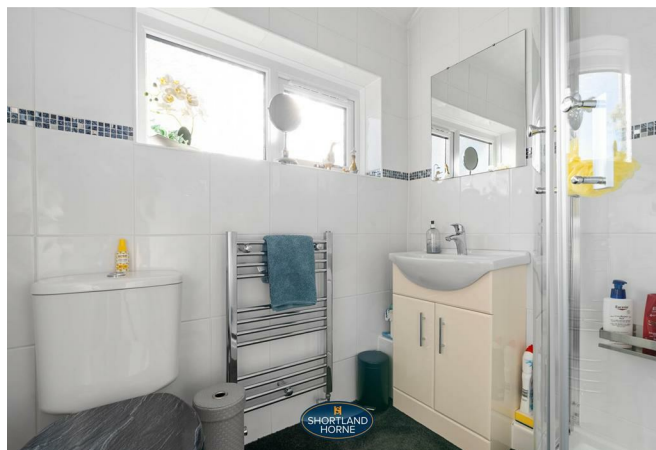
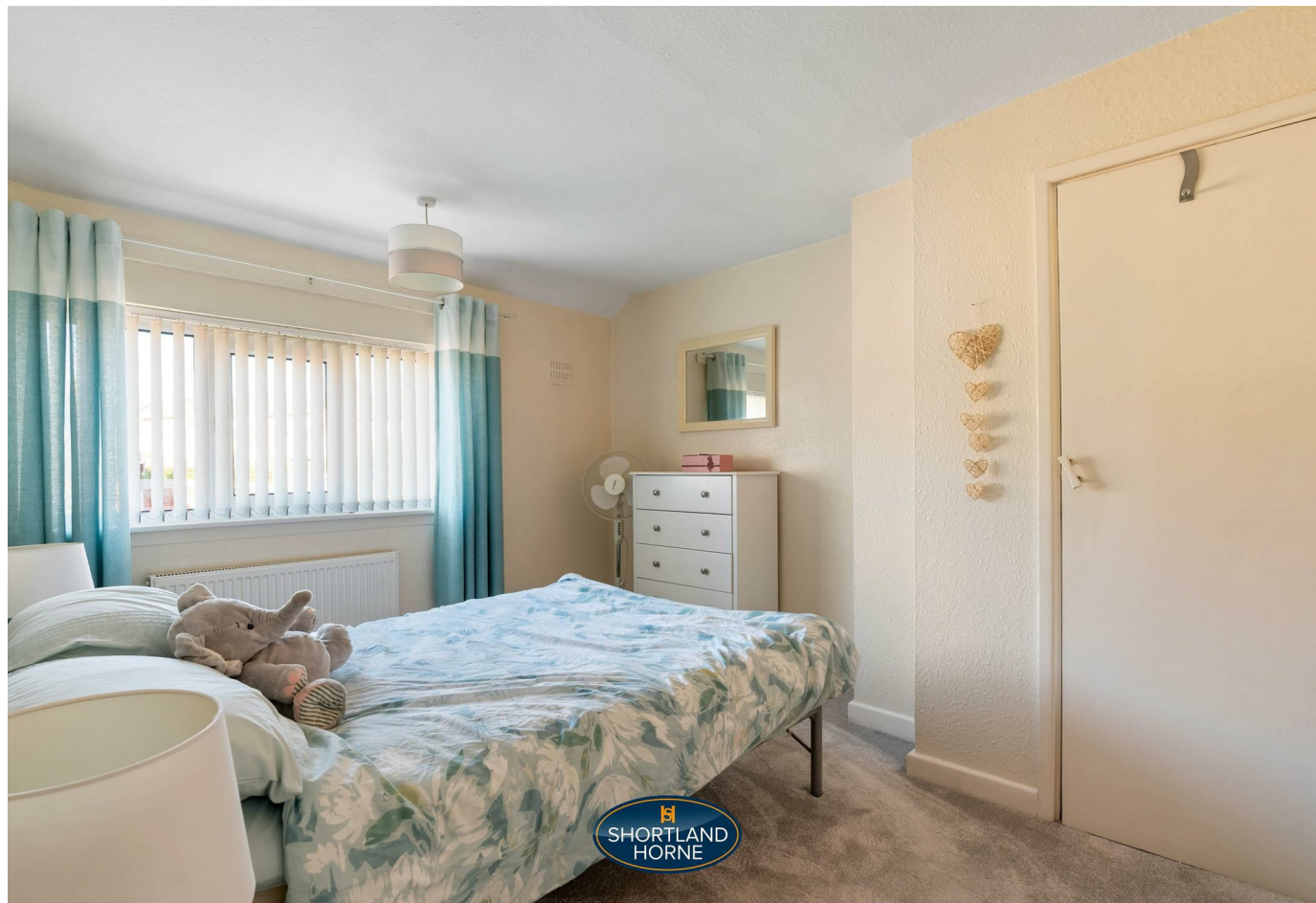












## Dimensions

STORM PORCH

VESTIBULE HALL

ATTRACTIVE  
LOUNGE / DINING  
ROOM

7.35 x 3.57

FITTED KITCHEN  
WITH HOB & OVEN

3.41 x 2.06

LANDING

BEDROOM ONE

3.78 x 3.57

BEDROOM TWO

3.57 x 3.43

BEDROOM THREE

2.88 x 2.34

REFURBISHED FULLY  
TILED SHOWER  
ROOM

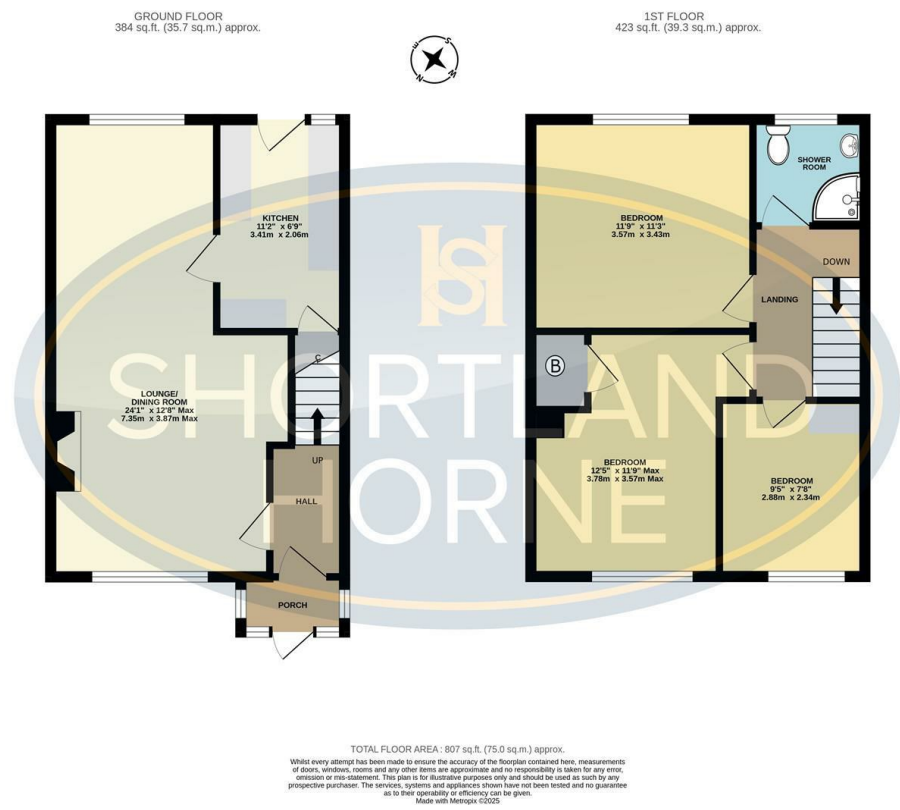
FRONT & ENCLOSED  
REAR GARDEN

REAR CAR ACCESS

NO UPWARD CHAIN



Floor Plan



Total area: 807.00 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.

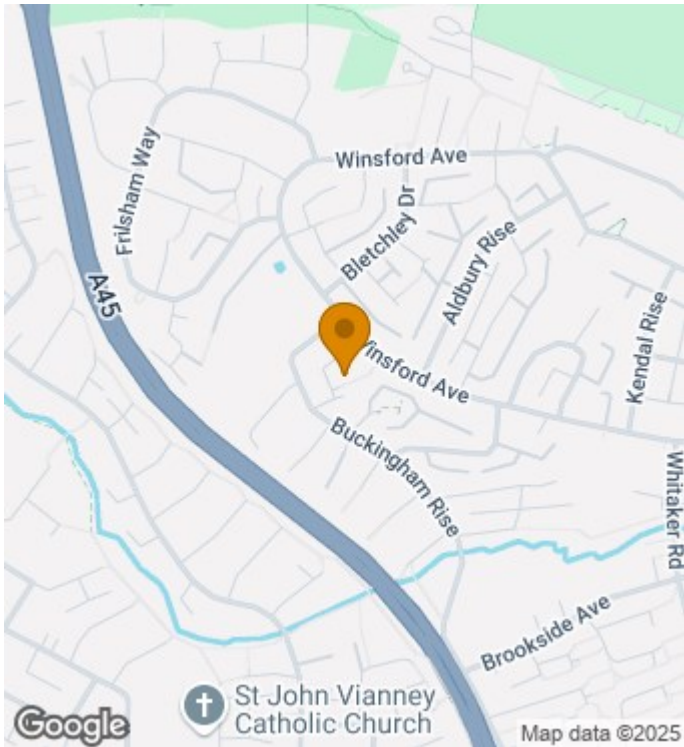
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

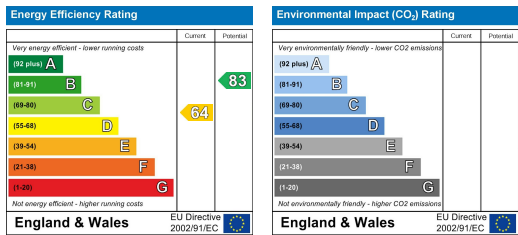
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



Trusted  
Property Experts