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Amersham Close
Allesley Park CV5 9HH

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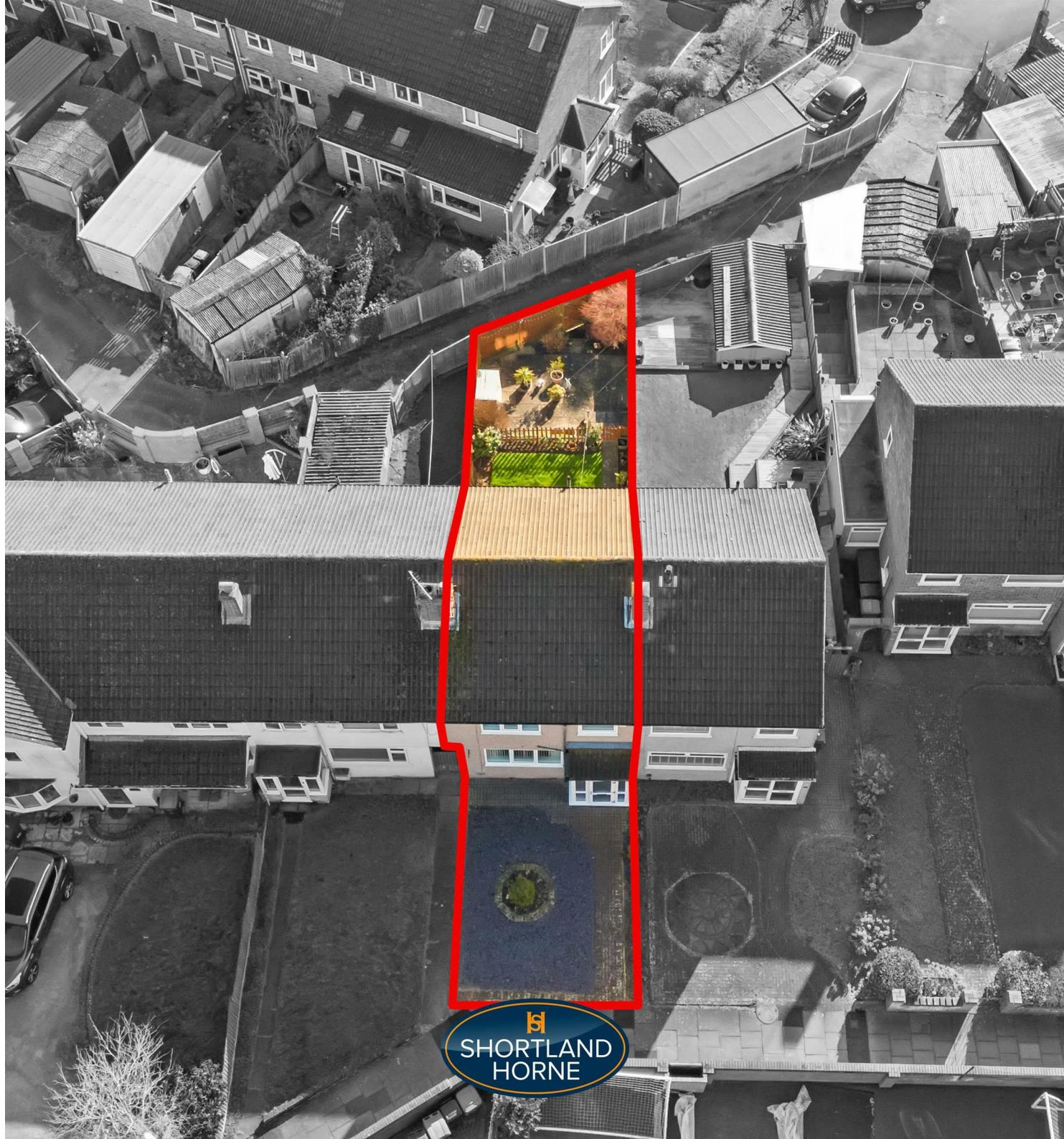
* WELL PRESENTED POST WAR TERRACE * GAS CH & DOUBLE GLAZED * 3 WELL PROPORTIOED BEDROOMS * REAR CAR ACCESS * NO UPWARD CHAIN * VIEWING HIGHLY RECOMMENDED

Nestled in the charming Amersham Close, Coventry betwixt Winsford 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.

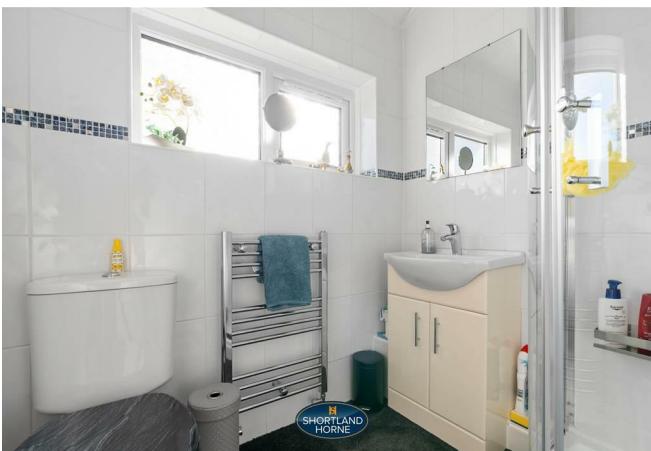
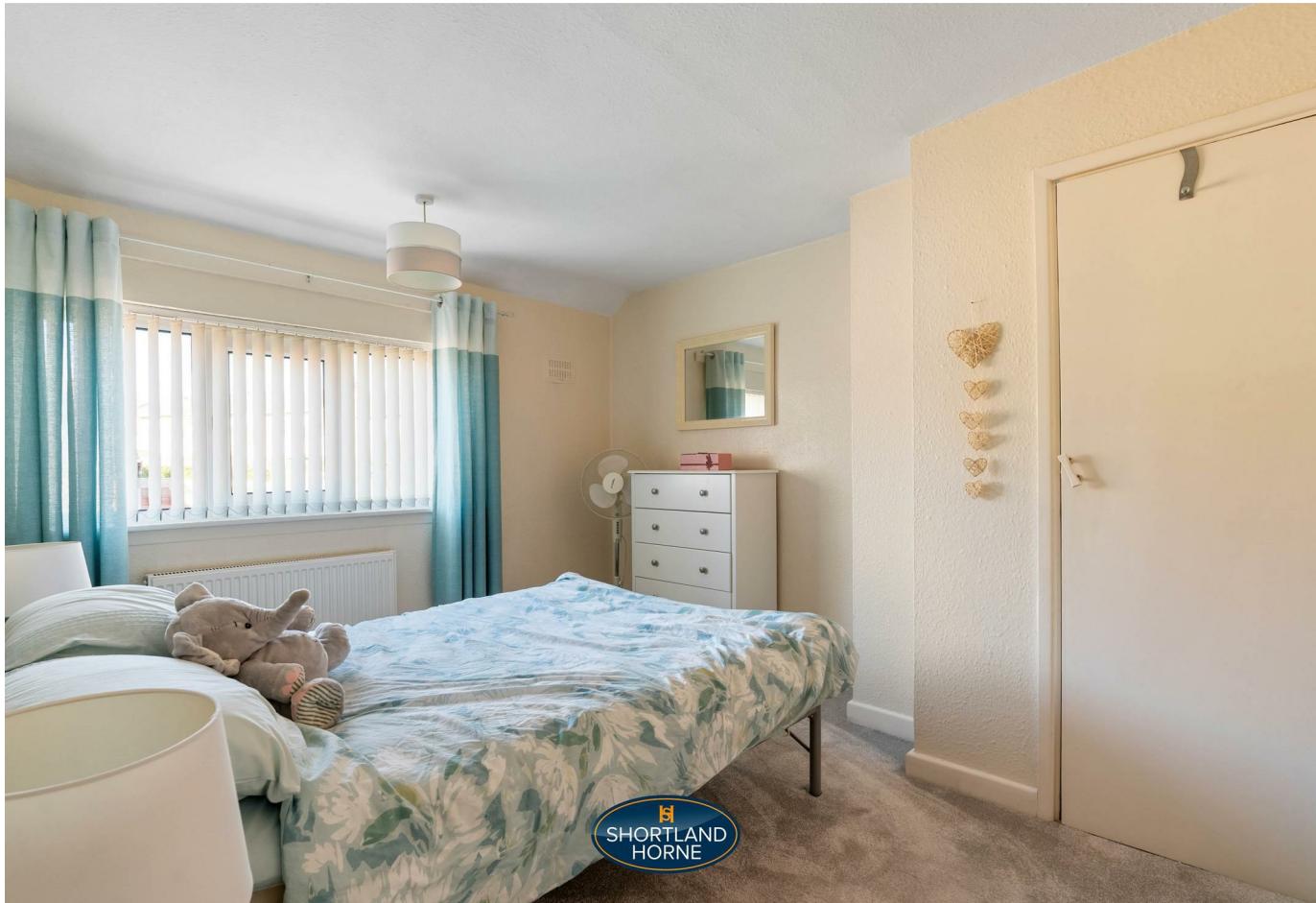
The fitted kitchen, complete with a modern hob & oven, is both functional and stylish, making it a joy to prepare meals. The layout of the home is thoughtfully designed, ensuring a seamless flow and having a refurbished fully tiled shower room.

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.







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

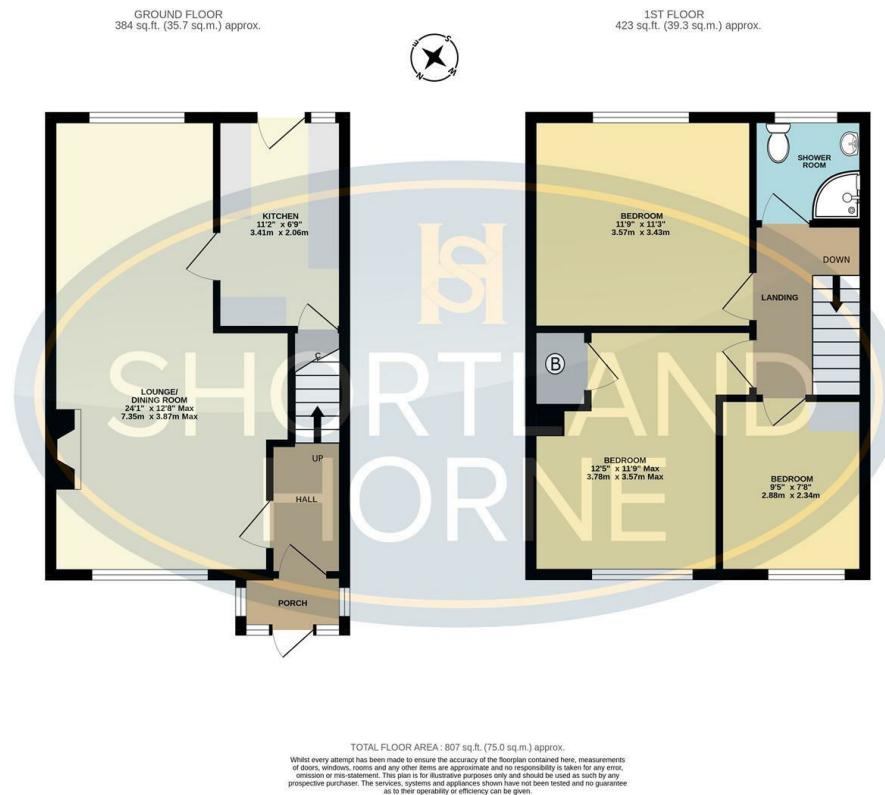
REFURBISHED FULLY
TILED SHOWER
ROOM

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

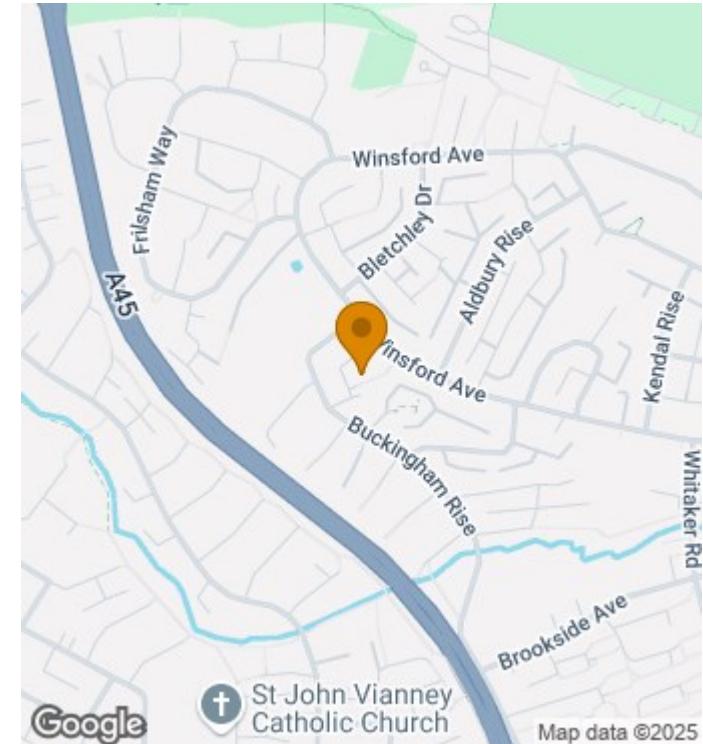
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

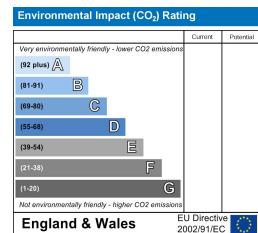
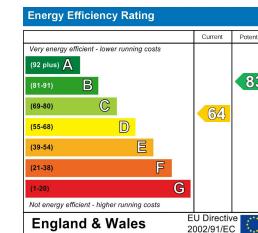
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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