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St. Georges Road  
Stoke CV1 2DJ

# St. Georges Road

## CV1 2DJ

\* SINGLE BAYED 3 BEDROOM TERRACE \* JUST OFF BINLEY ROAD \* IDEAL FAMILY OR BUY TO LET ACCOMMODATION \* HOBBIES/ LOFT ROOM \* NO UPWARD CHAIN

Welcome to St. Georges Road, Stoke, Coventry just off Binley Road, this 3-bedroom terrace house boasts a single stone bayed design, adding character to the facade.

Upon entering, you are greeted an enclosed porch entrance with the decorative tiling to the well-proportioned living spaces, perfect for a growing family or as a lucrative buy-to-let investment opportunity. The entrance hall enjoys the original minton tiled floor which leads to the two reception rooms, ample space for entertaining guests or simply relaxing with loved ones or possibly convert one of the reception rooms into an additional bedroom. The kitchen is of good size with with walk-in pantry cupboard.

The first floor hosts three double bedrooms and convenient bathroom, ensuring privacy and comfort for all residents and from the landing a pull down ladder to a hobbies/ loft room. What's more, this property comes with the added benefit of no upward chain, making the buying process smoother and quicker.

Don't miss out on the chance to own this 3 bedroom house and arrange a viewing to make this property your own!









## Dimensions

ENTRANCE HALL

FRONT & ENCLOSED  
REAR GARDEN

BAY WINDOWED  
FRONT RECEPTION  
ROOM

NO CHAIN

3.72 x 3.43

REAR RECEPTION  
ROOM

4.72 x 3.56

GOOD SIZED  
KITCHEN WITH  
WALK IN PANTRY  
CUPBOARD

4.00 x 2.67

LANDING

BEDROOM ONE

4.46 x 3.73

BEDROOM TWO

4.27 x 2.78

BEDROOM THREE

4.11 x 2.67

BATHROOM

HOBBIES/ LOFT  
ROOM

4.35 x 3.04

## Floor Plan



Total area: 1178.00 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

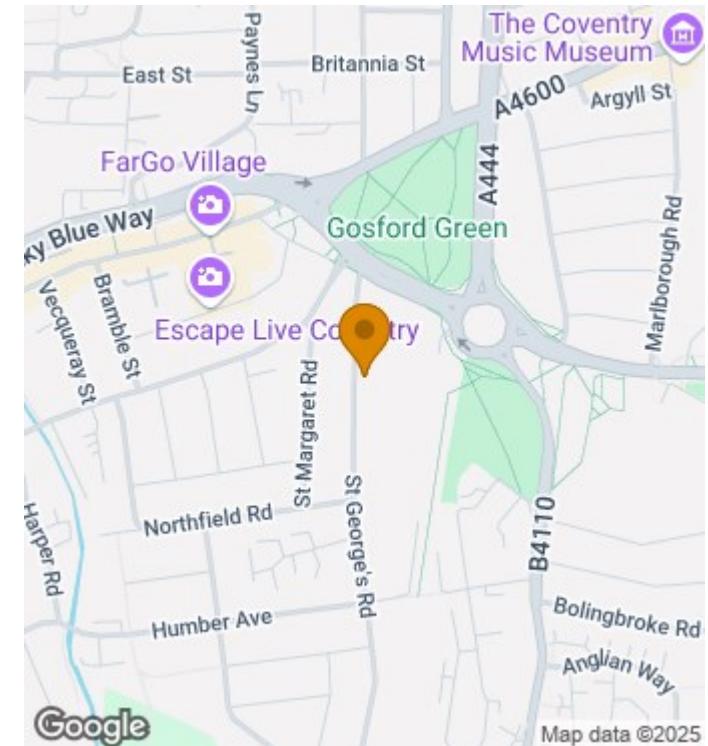
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



## EPC

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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