




SHORTLAND
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Jobs Lane
CV4 9EE

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Nestled in the sought-after area of Job's Lane, Coventry, this semi-detached family home has been completely refurbished to an exceptional standard, making it an ideal choice for those seeking a modern and spacious living environment. The property boasts three well-proportioned bedrooms, providing ample space for a growing family.

Upon entering, you are welcomed by a bright entrance hall that leads to a generous living room, perfect for relaxation and entertaining. From here there is a family room/bar with French doors leading you out to the garden, the fully modern kitchen is equipped with an integrated oven, a gas hob and space for a washing machine and a tumble dryer.

The first floor features three bedrooms, two being doubles and the other a single which are complemented by a family bathroom.

Externally, the property benefits from parking for two vehicle at the front, while the rear garden is a true gem. It features a decked patio area ideal for al fresco dining, alongside a tidy lawned space for children to play.

selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

5.11m x 1.57m

Living Room

7.24m x 3.58m

Family Room

5.92m x 1.73m

Kitchen

5.99m x 1.98m

FIRST FLOOR

Bedroom One

3.91m x 2.69m

Bedroom Two

3.33m x 3.05m; 2.44m

Bedroom Three

2.36m x 2.11m

Bathroom

1.85m x 1.98m



Floor Plan



Total area: 950.00 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

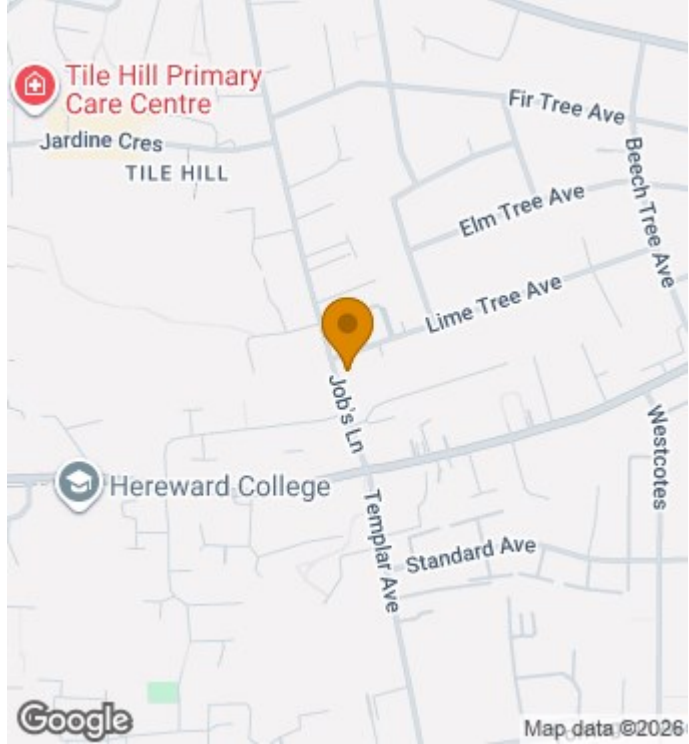
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

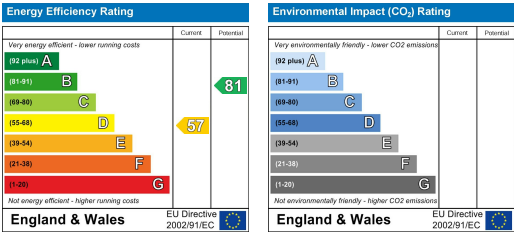
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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