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Heronbank  
CV4 9XN

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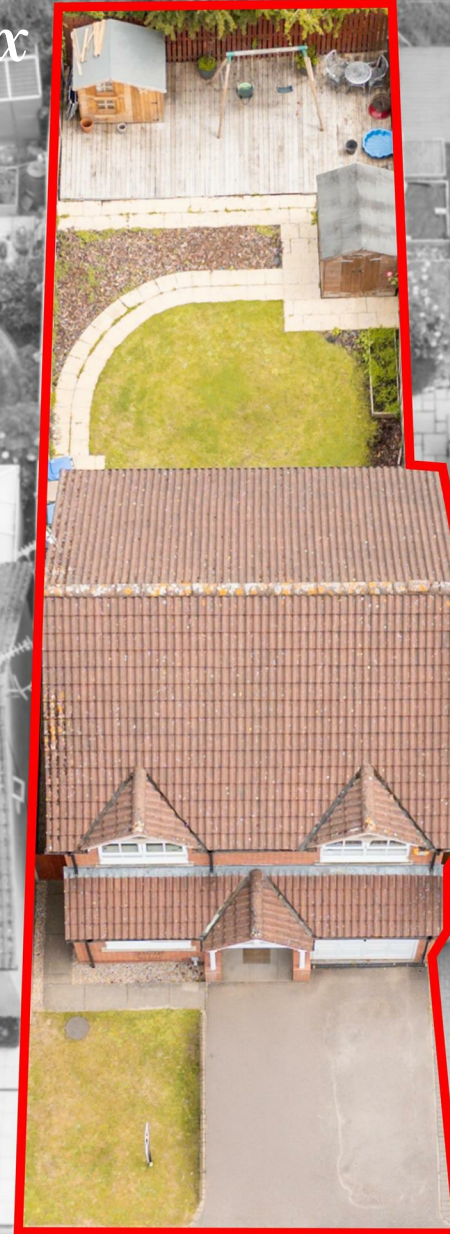
Nestled in the desirable area of Heronbank, within the tranquil surroundings of Bannerbrook Park, Coventry, this charming detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,076 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two bathrooms, which are conveniently located to serve the needs of the household. This thoughtful addition ensures that morning routines run smoothly, catering to the demands of busy family life.

The surrounding area of Bannerbrook Park is known for its peaceful environment, offering a delightful escape from the hustle and bustle of city life while still being conveniently close to local amenities. Residents can enjoy nearby parks, schools, and

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selling quality  
property since 1995





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## Dimensions

**GROUND FLOOR** 3.28m x 1.65m

**Entrance Hallway**  
4.55m x 2.06m

**Living Room**  
3.38m x 4.34m

**Dining Room**  
2.62m x 2.46m

**Kitchen**  
5.49m x 2.51m

**Family Room**  
4.70m x 2.34m

### FIRST FLOOR

**Bedroom**  
2.79m x 3.30m

**Bathroom**  
1.47m x 2.11m

**Bedroom**  
3.38m x 2.39m

**Bedroom**  
2.59m x 2.44m

**Bedroom**  
2.57m x 2.18m

**Bathroom**



# Floor Plan



Total area: 1076.00 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 Home.

**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 Home 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

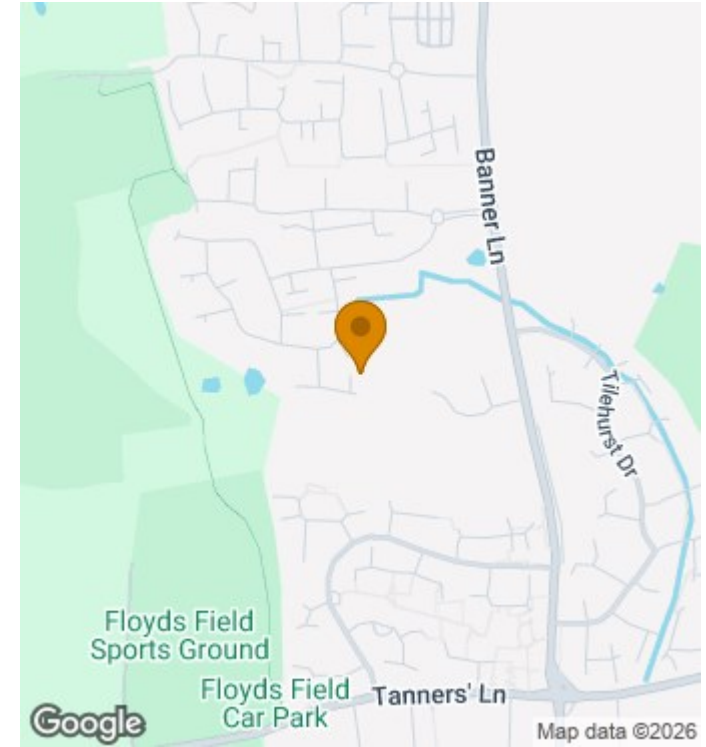
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

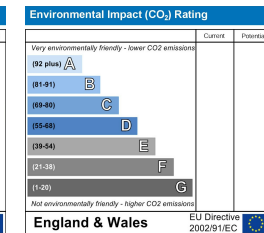
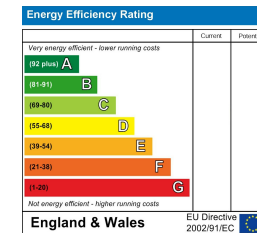
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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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