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Prince Of Wales Road  
CV5 8GP

# Prince Of Wales Road

## CV5 8GP

Nestled on the charming Prince of Wales Road in Coventry, this traditional three-bedroom mid-terraced family home offers a perfect blend of comfort and convenience to be sold with no upward chain making this a smooth transaction. Located just a stone's throw from the picturesque Lake View Park, this property enjoys a slightly elevated position on a desirable side road, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall adorned with a classic 'Minton' tiled floor, setting the tone for the rest of the home. The spacious through lounge and dining room is bathed in natural light, thanks to the patio doors that open directly onto the rear patio and garden, creating a seamless indoor-outdoor living experience. The well-fitted kitchen is both functional and inviting, perfect for culinary enthusiasts.

The first floor comprises three generously sized bedrooms, providing ample space for family living or guest accommodation. The family bathroom is conveniently located, ensuring ease of access for all. There is access from the landing to the loft space with velux window, power & lighting.

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Entrance Hallway  
1.60m x 4.14m

Living Room  
3.10m x 8.03m

Kitchen  
1.78m x 4.24m

### FIRST FLOOR

Bedroom  
3.25m x 4.24m

Bedroom  
3.25m x 4.24m

Bedroom  
1.78m x 2.62m

Bathroom  
1.75m x 1.65m

### OUTSIDE

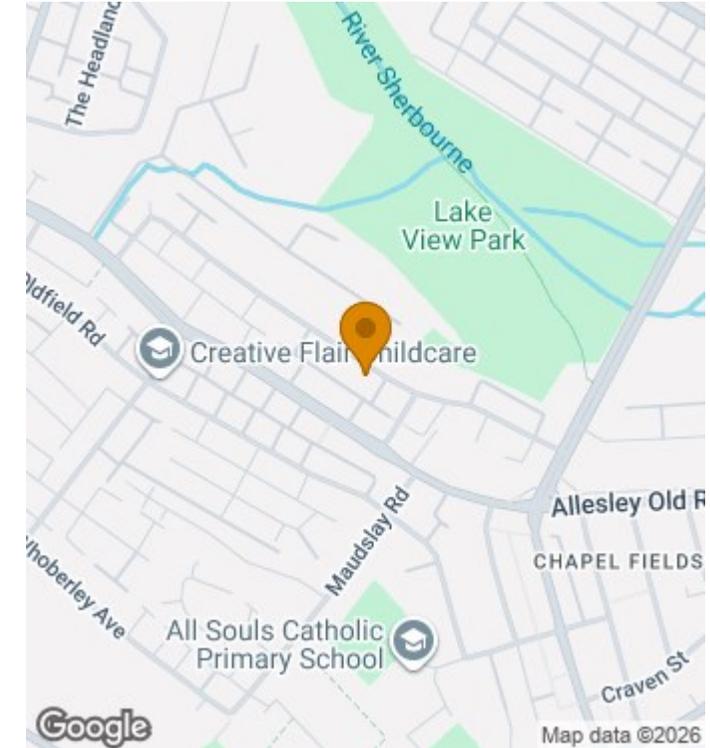
Garage  
4.90m x 5.38m



# Floor Plan



# Location Map



Total area: 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

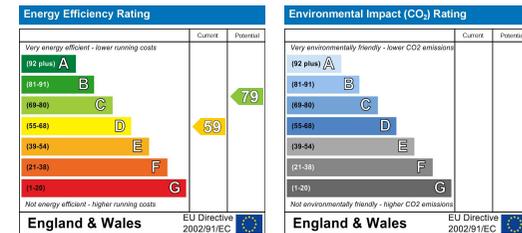
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



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