
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Oddicombe Croft
CV3 5PB

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £255,000

A fantastic opportunity to purchase this three-bedroom family home, situated in a popular residential location within Coventry, offering generous living accommodation, a separate garage and excellent potential for buyers looking to put their own stamp on a property.

Shortland Horne are delighted to present this three-bedroom home, ideally positioned within Oddicombe Croft, offering well-proportioned accommodation across two floors and making an excellent purchase for first-time buyers, growing families or investors alike.

The ground floor welcomes you through an entrance porch into a hallway, providing access to the first-floor accommodation. The property boasts an impressive lounge measuring approximately 249" in length, offering a fantastic space for both relaxing and entertaining, with ample room to accommodate living and dining furniture. Completing the ground floor is a separate kitchen, providing a practical space for

Offering approximately 1,022 sq. ft. of accommodation as indicated on the floorplan, this property presents an exciting opportunity for purchasers seeking a spacious three-bedroom home in a convenient Coventry location. Viewing is highly recommended to appreciate the accommodation and potential on offer.

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Porch
2.11m x 0.86m

Lounge
3.20m x 7.54m

Kitchen
2.29m x 3.51m

FIRST FLOOR

Bedroom
3.20m x 3.94m

Bedroom
3.20m x 3.56m

Bedroom
2.31m x 2.77m

Bathroom
2.31m x 1.68m

Floor Plan



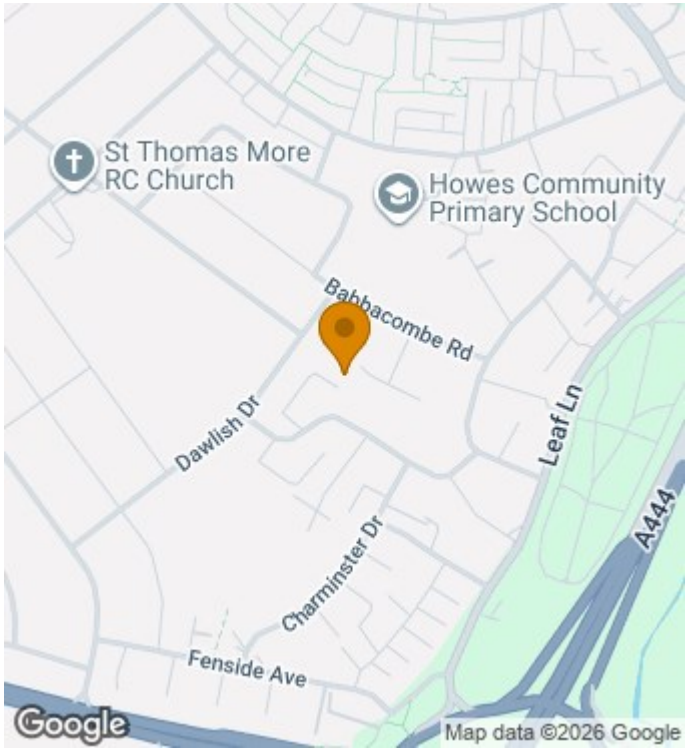
Total area: 1022.00 sq ft

Disclaimer

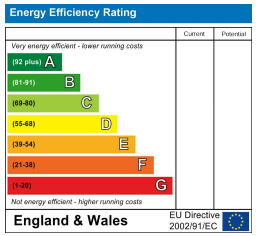
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

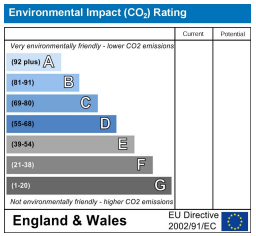
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers 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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