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**Jefferson Way
CV4 9AN**

Nestled in the highly sought-after area of Banner Brook Park, Coventry, this charming house on Jefferson Way offers a perfect blend of comfort and modern living. Built in 2009, this well-maintained property spans an impressive 1,044 square feet, providing ample space for families or professionals seeking a serene environment.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The property boasts three generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. With a total of three bathrooms, morning routines will be a breeze for all residents.

The low-maintenance rear garden is an ideal space for relaxation or entertaining guests, allowing you to enjoy the outdoors without the burden of extensive upkeep. Additionally, the property features a driveway, providing off-street parking for your convenience.

Living in Banner Brook Park means you will be part of a vibrant community, with local amenities and green spaces nearby. This delightful house is perfect for those looking to settle in a peaceful yet accessible location. Don't miss the opportunity to make this lovely property your new home.

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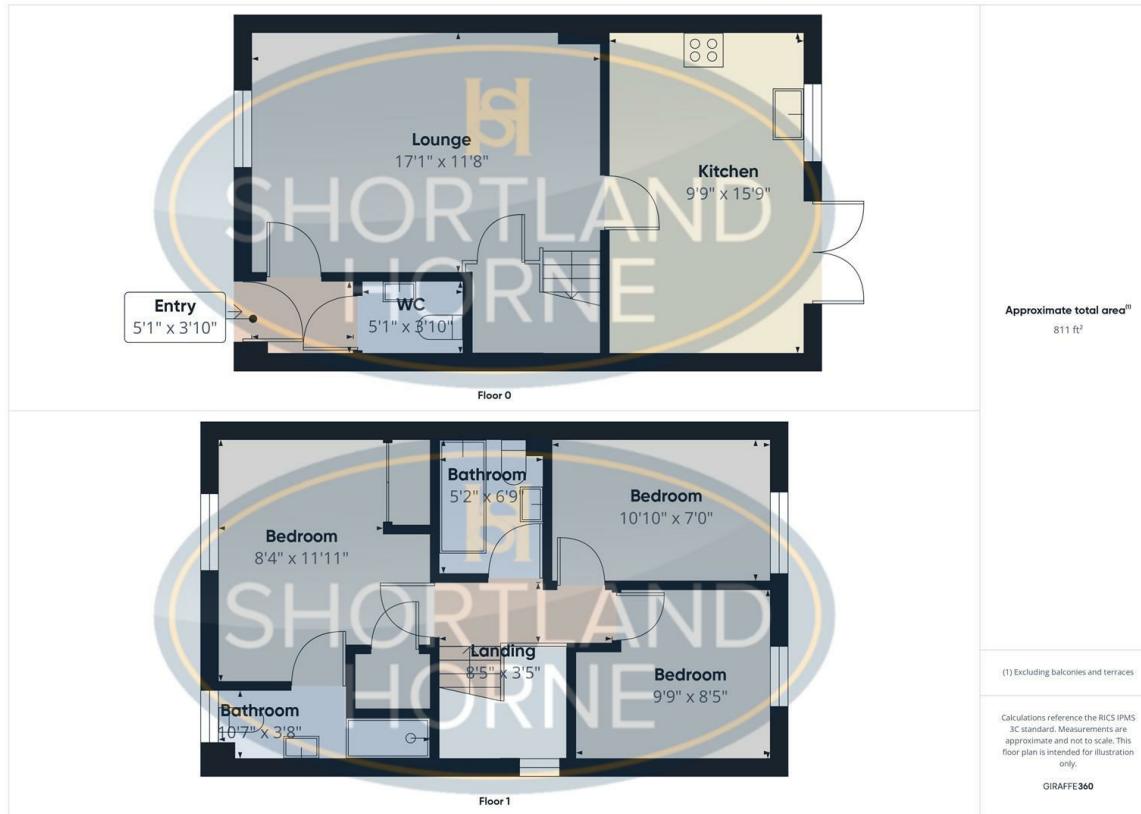
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Dimensions



Floor Plan



Total area: 1044.11 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

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.

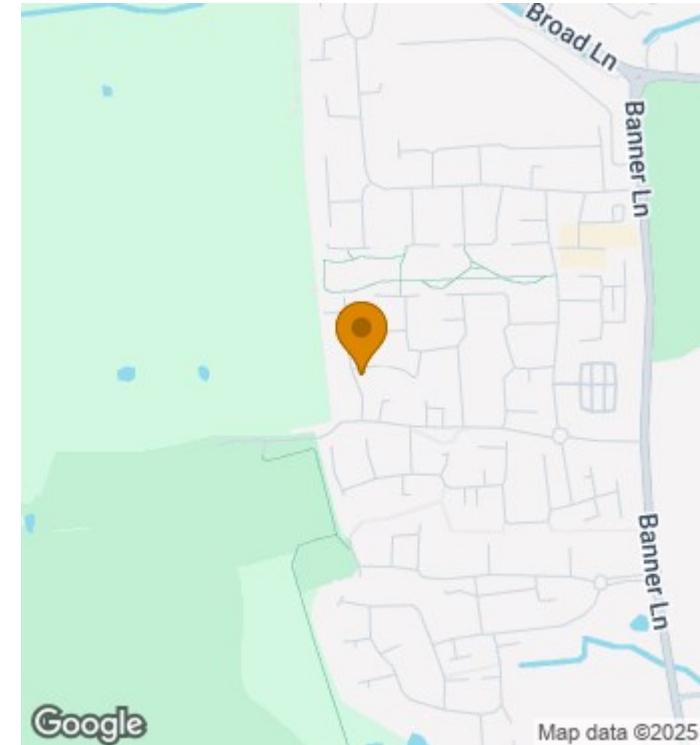
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

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 properly mark

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蒙古語 ADVISOR is Midland Financial Planning Limited (MFL), a partner practice of J. J. Jones & 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

Energy Efficiency Rating

Rating	Score Range	Description	Current	Potential
A	[92 plus]	Very energy efficient - lower running costs	92	95
B	[81-91)		85	88
C	[69-80)		75	78
D	[55-68)		60	62
E	[39-54)		45	48
F	[21-38)		25	28
G	[1-20]	Not energy efficient - higher running costs	10	12

EU Directive 2002/91/EC

A horizontal bar chart showing the Environmental Impact (CO2) Rating scale. The scale ranges from 'Very environmentally friendly - lower CO2 emissions' on the left to 'Not environmentally friendly - higher CO2 emissions' on the right. The scale is marked with letters A through G and numerical ranges in parentheses. The bars are blue, with A being the longest and G being the shortest.

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		



02476 222 123

✉ lettings@shortland-horne.co.uk ☎ @ShortlandHorne
🌐 shortland-horne.co.uk 📱 Shortland-Horne

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