

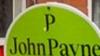


  
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28

  
John Payne  
SOLD

Melbourne Road  
CV5 6JP



# Melbourne Road

## CV5 6JP

Nestled in the heart of Coventry on the charming Melbourne Road, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both families and investors alike. Just a stone's throw from the vibrant Earlsdon high street, residents can enjoy a peaceful retreat while having easy access to a variety of amenities, shops, and eateries.

Upon entering, you are welcomed into a cosy living room, an ideal space for relaxation after a busy day. The adjacent dining room offers a lovely setting for family meals or entertaining guests, creating a warm and inviting atmosphere. The modern kitchen is well-equipped with a range of wall and base units, providing ample storage and space for additional appliances, making it a practical area for culinary pursuits. There is also access to the downstairs bathroom.

As you ascend the staircase, you will find two generously sized bedrooms, each designed to be a comfortable haven for restful nights. The well-maintained bathroom completes the upper floor, ensuring convenience for all residents.

This property is offered as freehold and comes with the added advantage of no onward chain, making it a hassle-free opportunity for prospective buyers. Street parking is available, providing convenience for both residents and visitors.

Do not miss the chance to own this lovely property in a sought-after location, where comfort and convenience meet in perfect harmony.



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## Dimensions

### GROUND FLOOR

#### Dining Room

3.40m x 3.35m

#### Lounge

3.63m x 3.40m

#### Kitchen

2.39m x 1.91m

#### Bathroom

### FIRST FLOOR

#### Bedroom One

3.40m x 3.33m

#### Bedroom Two

3.63m x 3.40m

### OUTSIDE

#### Shed

1.70m x 1.70m



# Floor Plan



TOTAL FLOOR AREA: 685 sq ft. (63.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and specifications shown here are not intended to be used as a guide to their availability or efficiency can be given. Made with Metropac 12/2015

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 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

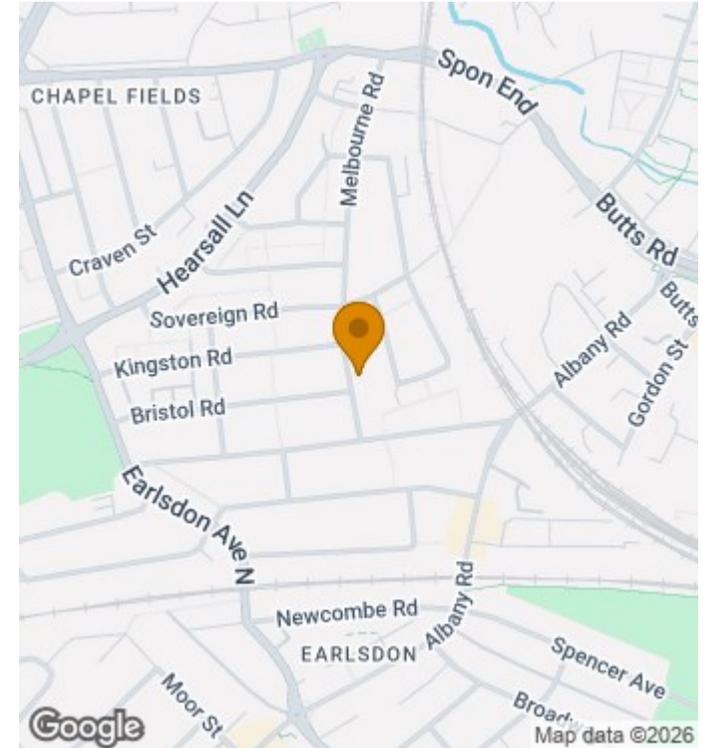
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

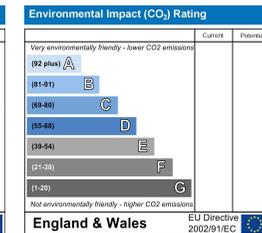
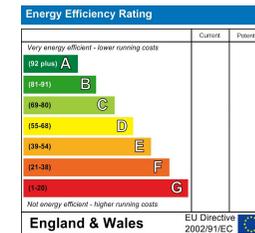
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland 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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