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Halford Lane  
CV6 2NR

# Halford Lane

## CV6 2NR

\* WELL PRESENTED 3 BEDROOM BRYANT BUILT DETACHED HOUSE \*  
PLEASANT ASPECT TO THE FRONT \* ATTRACTIVE LOUNGE \*  
REFITTED DINING OPEN PLAN KITCHEN WITH APPLIANCES \*  
FAMILY SHOWER ROOM \* DIRECT ACCESS INTEGRAL GARAGE \*  
GARDEN ROOM \* VIEWING HIGHLY RECOMMENDED WITH NO CHAIN

Nestled on the charming Halford Lane in Coventry, just off Penny Park Lane, this well-appointed three-bedroom detached house offers a delightful living experience. Built by the reputable Bryant Homes, this property boasts a pleasant aspect to the front with mature trees that enhance its appeal.

Upon entering, you are greeted by an attractive lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The open-plan dining area seamlessly connects to a refitted kitchen with white fronted units having inducted hob, double oven, fridge & dishwasher, creating a spacious and functional environment for family meals and gatherings.

The three well-proportioned bedrooms are designed to accommodate a variety of needs, one with built in wardrobes whether for a growing family each room is filled with natural light, ensuring a bright and airy feel throughout the property.

The property is set back from the road with direct access to the brick built integral garage with additional car parking and well laid out gardens particularly enclosed to the rear with 10 x 8 summerhouse/ office or gym.

This home is offered with no upward chain, making it an ideal choice for those looking to move in without delay with Viewing Highly Recommended to fully appreciate this delightful property and make this your new home.









## Dimensions

VESTIBULE HALL

GARDEN ROOM

ATTRACTIVE  
LOUNGE

NO UPWARD CHAIN

4.60 x 3.28

VIEWING HIGHLY  
RECOMMENDED

DINING WITH OPEN  
PLAN REFITTED  
KITCHEN

5.70 x 2.62

LANDING

BEDROOM ONE

4.20 x 3.06

BEDROOM TWO

3.00 x 2.68

BEDROOM THREE

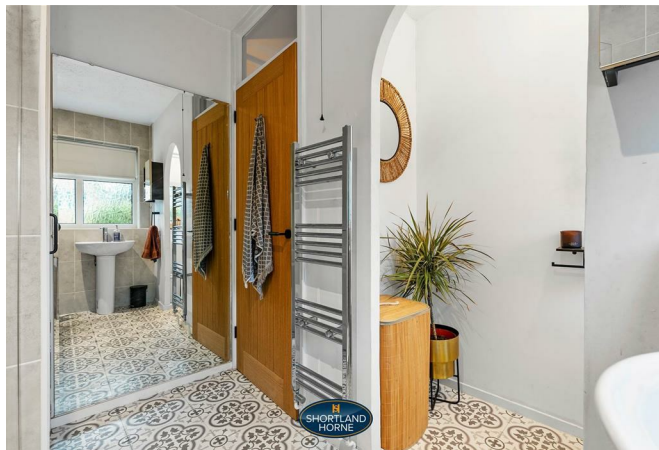
2.68 x 2.60

FAMILY BATHROOM

DIRECT ACCESS TO  
BRICK BUILT  
INTEGRAL GARAGE

OPEN PLAN  
FOREGARDEN

PRIVATE ENCLOSED  
LANDSCAPED REAR  
GARDEN



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# Floor Plan



TOTAL FLOOR AREA : 976 sq ft. (90.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total area: 976.00 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

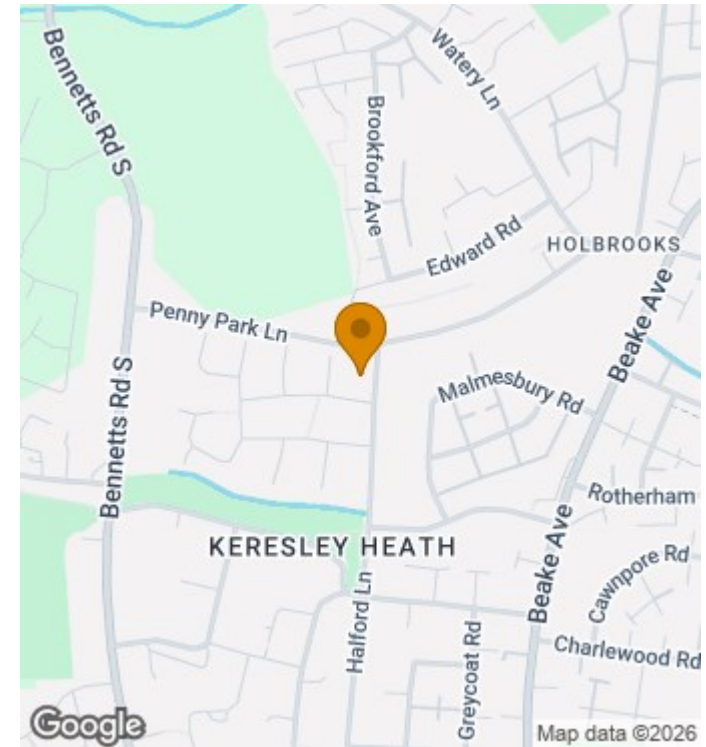
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

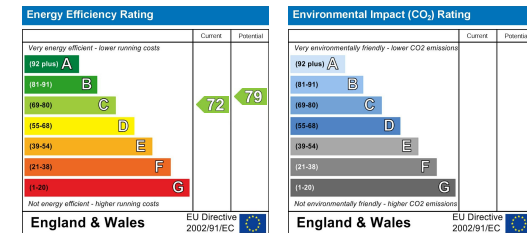
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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