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Postbridge Road  
Styvechale CV3 5AG



# Postbridge Road

## CV3 5AG

\* IMMACULATELY PRESENTED 3 BEDROOM SEMI \*  
PLEASANT RESIDENTIAL LOCATION \* WITHIN WALKING  
DISTANCE OF LOCAL OPEN GREENS & SHOPS \* FITTED  
KITCHEN \* FULLY TILED BATHROOM WITH SHOWER \*  
CONCRETE GARAGE \* VIEWING HIGHLY  
RECOMMENDED

Nestled along Postbridge Road in Styvechale, to the south of the city, this immaculately presented three-bedroom semi-detached house offers a delightful family home in a pleasant position. The property boasts a front grass verge, enhancing its curb appeal and providing a lovely aspect for enjoying the fresh air.

Inside, the well-planned accommodation is designed with family living in mind, ensuring that every corner of the home is both functional and inviting. The spacious layout allows for comfortable living, with gas central heating and double glazed windows making it an ideal choice for families seeking a welcoming environment.

Additionally, the property features excellent access to a concrete garage, providing ample storage space or a secure area for your vehicle. The outdoor store cupboard has space and plumbing for a washing machine and space for tumble dryer. This practical aspect adds to the overall appeal of the home, making it a convenient choice for modern living.

To truly appreciate the quality and charm of this property, a viewing is highly recommended and not be missed which is a credit to the present owner. This home is not just a place to live; it is a space where memories can be made and cherished for years to come. Don't miss the opportunity to make this wonderful house your new home.

selling quality  
property since 1995















## Dimensions

STORM PORCH

ENTRANCE HALL

ATTRACTIVE  
THROUGH LOUNGE/  
DINING ROOM

7.40 x 3.58

FITTED KITCHEN

3.50 x 3.40

LANDING

BEDROOM ONE WITH  
BUILT IN FITTED  
MIRRORED  
WARDROBE

3.75 x 3.30

BEDROOM TWO  
WITH BUILT IN  
FITTED MIRRORED  
WARDROBE

3.50 x 3.15

BEDROOM THREE

2.40 x 2.14

FULLY TILED  
BATHROOM WITH  
WHITE SUITE &  
SHOWER

REAR CAR ACCESS  
TO CONCRETE  
SECTIONAL GARAGE

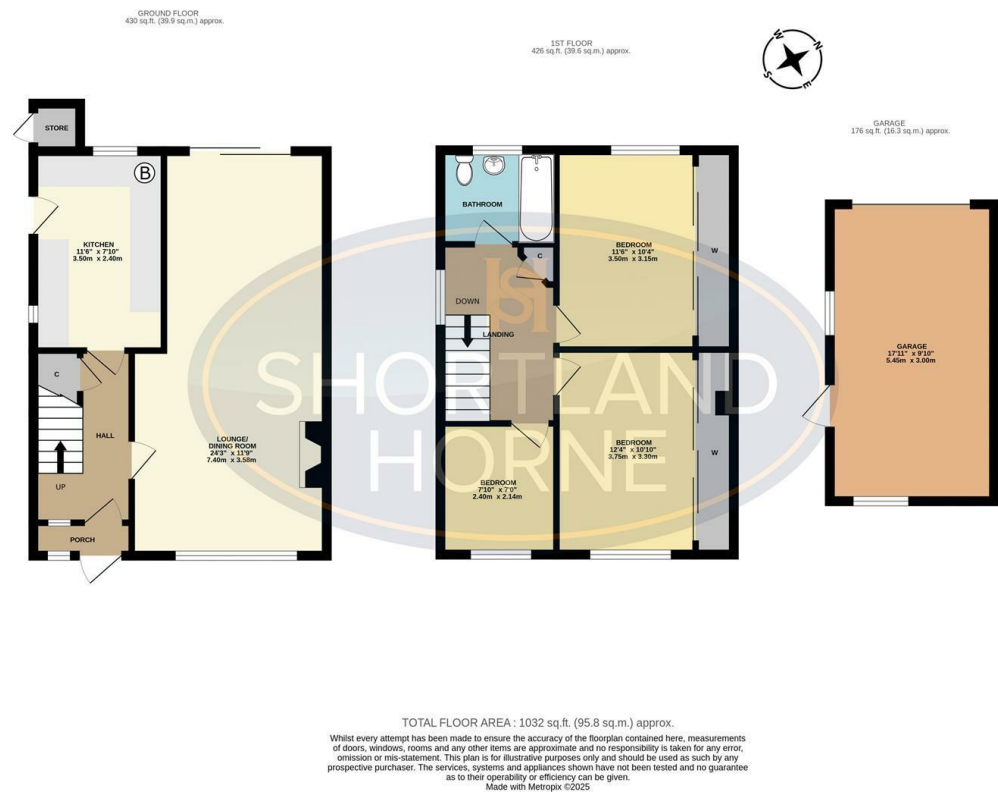
5.45 x 3.00

WELL LAID OUT  
LAWNED GARDENS

VIEWING HIGHLY  
RECOMMENDED



Floor Plan



Total area: 1032.00 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

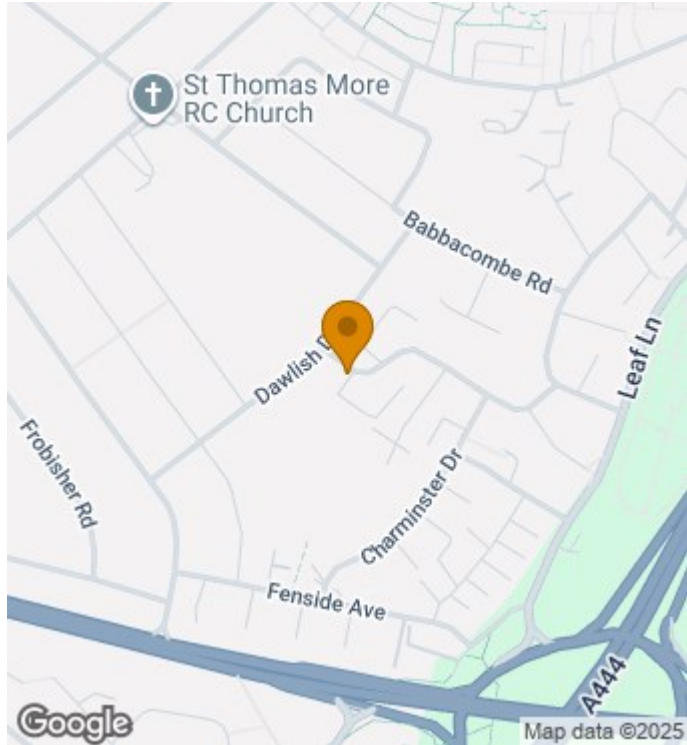
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

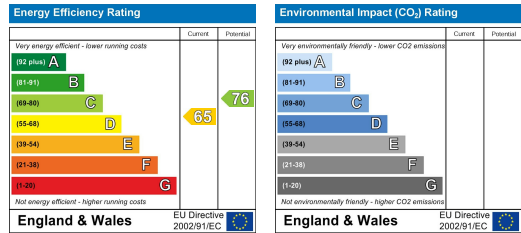
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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