
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Beanfield Avenue
CV3 6NU

Beanfield Avenue
CV3 6NU

Welcome to this fantastic semi detached home, perfectly positioned within the sought after Finham and Stivichall catchment area. This spacious property offers flexibility with three or four bedrooms, making it ideal for families or those needing a home office. The lovely lounge is a great spot to relax, while the stunning kitchen and diner provide a bright and modern space for cooking and entertaining. You will also find a handy ground floor WC and a beautiful family bathroom upstairs. The home comes with gas central heating and double glazing throughout (EPC C), ensuring comfort and efficiency. There is also a drive and store for your convenience, and the property is offered with no onward chain.

Step outside and enjoy the gardens to both the front and rear of the house. The front garden provides a welcoming approach and space for off street parking, while the generous rear garden is perfect for children to play, summer barbeques, or simply unwinding after a long day. There is plenty of room for outdoor furniture, potted plants, or even a vegetable patch if you are feeling green fingered. This outdoor space really adds to the appeal of the property, giving you a lovely area to enjoy all year round.

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE







Dimensions

GROUND FLOOR

HALLWAY

LOUNGE
3.58m x 3.28m

KITCHEN/DINER
5.38m x 3.61m

DOWNSTAIRS WC
1.98m x 0.86m

BEDROOM
3.40m x 2.34m

FIRST FLOOR

BEDROOM
3.30m x 3.53m

BEDROOM
3.53m x 3.28m

BEDROOM
2.46m x 1.83m

BATHROOM
1.80m x 1.55m

shortland-horne.co.uk

Floor Plan



SHORTLAND HORNE

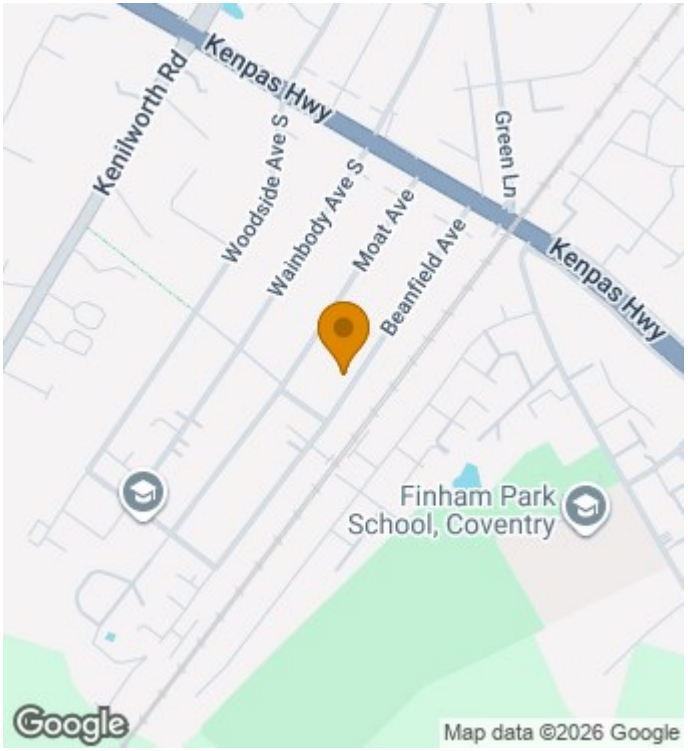
Beanfield Avenue

4 bedroom, 1 bathroom, 1 W/C

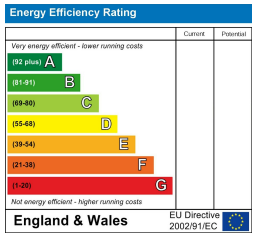
E
N
S
W

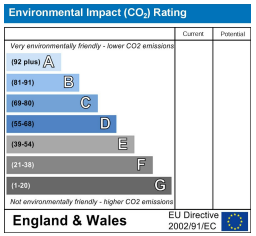
Disclaimer: This floor plan is intended for marketing and illustrative purposes only. Whilst every effort has been made to ensure accuracy, all measurements, dimensions, areas, room layouts, fixtures, fittings, doors, windows, and other details are approximate and may not accurately represent the current property. This plan is not to scale and should not be relied upon as part of any contract or warranty. Prospective tenants are advised to carry out their own inspections and measurements to satisfy themselves as to the accuracy of all information provided.

Location Map



EPC





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 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.

02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts