



Trusted
Property Experts



Coundon Road,
CV1 4AR

Coundon Road CV1 4AR

Nestled on Coundon Road in Coventry, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With a total area of 545 square feet, this charming two-bedroom home is ideally situated within walking distance of Coventry city centre, providing easy access to a variety of shops, restaurants, and local amenities.

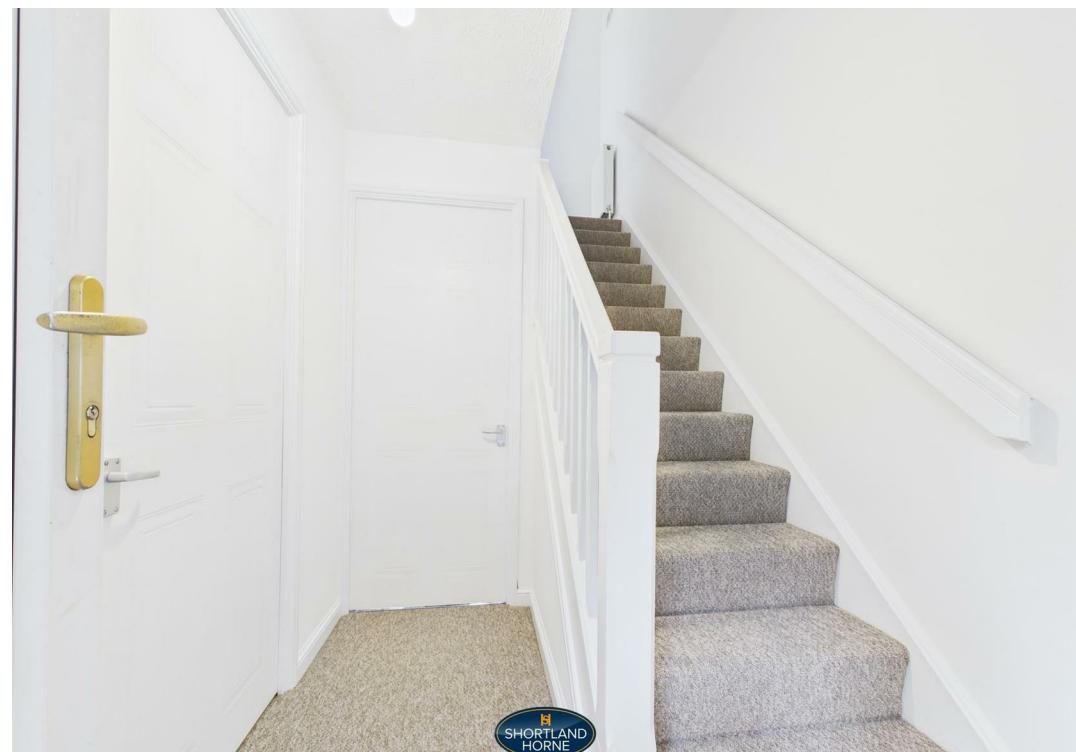
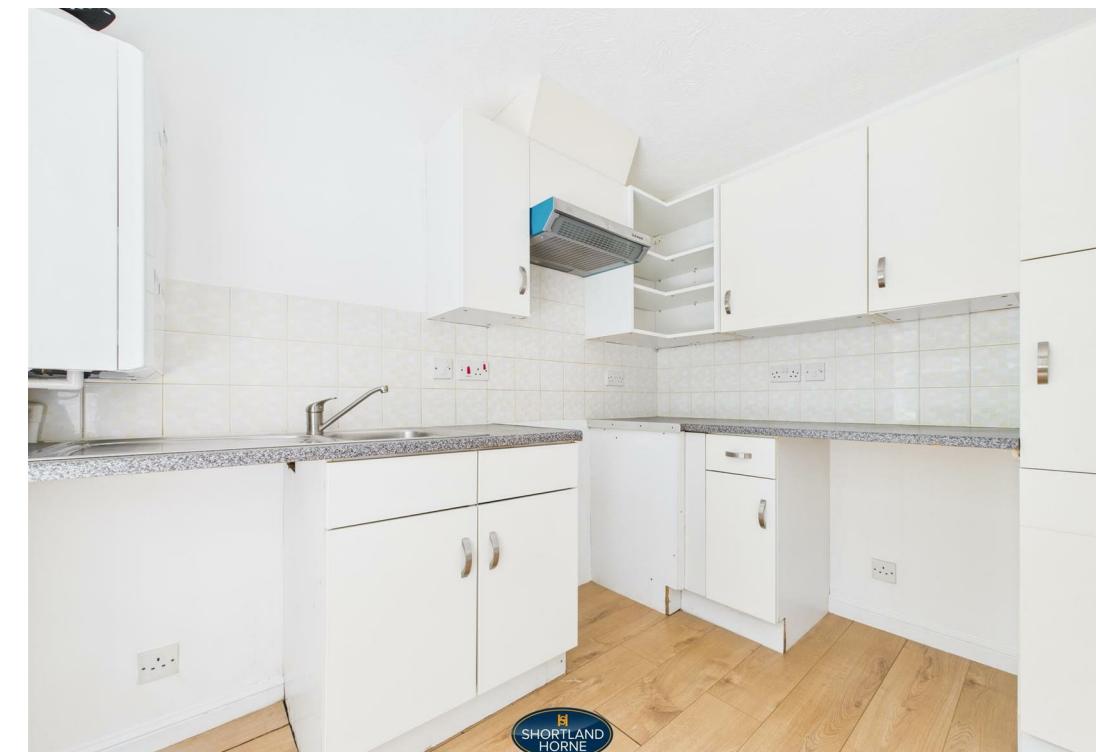
The current owner has tastefully updated and decorated the property, ensuring it is ready for you to move in without any hassle. Upon entering, you are welcomed into a spacious and bright living area, perfect for both relaxation and entertaining guests. The well-appointed kitchen is fully equipped, offering ample space for modern appliances, making it a joy to prepare meals and host gatherings.

On the first floor, you will discover a family bathroom along with two generously sized double bedrooms. One of the bedrooms features built-in wardrobes, providing convenient storage solutions.

The outdoor space is equally appealing, featuring a fully enclosed rear garden that offers a private retreat for outdoor enjoyment. Additionally, there is a shed for extra

Custom text box





Custom text box



Dimensions

GROUND FLOOR

Entrance Hallway

2.18m x 1.75m

Kitchen

2.67m x 2.03m

Living Room

4.11m x 3.86m

FIRST FLOOR

Bedroom One

2.82m x 2.92m

Bedroom Two

3.33m x 2.31m

Bathroom

2.51m x 1.45m

Floor Plan



Total area: 545.00 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

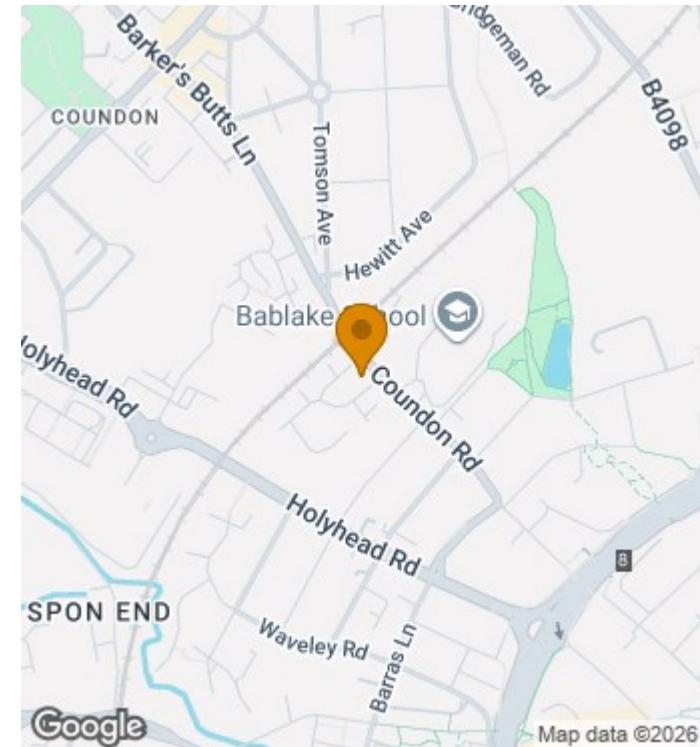
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted
Property Experts