




SHORTLAND
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Oldfield Road
CV5 8GA

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Shortland Horne are pleased to offer this well-presented three-bedroom traditional terraced home, offering a versatile layout with generous living accommodation and ideally suited to first-time buyers, young families or those looking to be within easy reach of Coventry city centre and local amenities.

The ground floor accommodation begins with a welcoming entrance hallway with stairs rising to the first floor. To the front of the property is a spacious bay-fronted lounge, providing an attractive main reception room.

To the rear is a good-sized kitchen/living area, offering a practical and sociable space with access through to the sunroom, which provides useful additional living space and opens onto the rear garden. Completing the ground floor is a separate utility room together with a convenient downstairs WC.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double with an attractive bay window, while bedroom two is also a well-proportioned double. The third bedroom provides an ideal child's bedroom, nursery or home office.

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

Hallway

Lounge

4.29m x 3.96m

Kitchen/Living Area

2.51m x 5.82m

Sunroom

2.67m x 3.73m

Utility Room

1.52m x 1.78m

WC

FIRST FLOOR

Bedroom One

4.45m x 2.87m

Bedroom Two

3.48m x 3.23m

Bedroom Three

2.36m x 2.24m

Bathroom

1.73m x 1.96m



Floor Plan



Total area: 997.00 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.

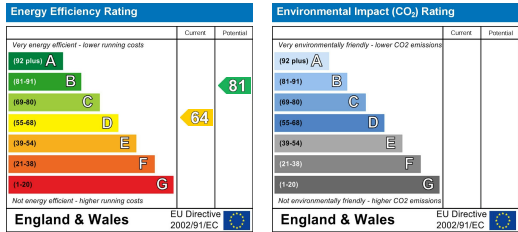
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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