

SHORTLAND HORNE

Trusted Property Experts

Rothesay Avenue

CV4 9FH

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A well-proportioned three-bedroom mid-terraced family home offering spacious accommodation across two floors, ideally suited to first-time buyers, growing families, professionals and investors alike.

The ground floor welcomes you with an entrance hallway providing access to a spacious lounge, featuring a decorative fireplace and an attractive bay window to the front aspect, allowing plenty of natural light to fill the room.

To the rear is a generously sized kitchen/diner, offering ample space for cooking, dining and entertaining, with the added convenience of a ground floor WC, that has space for a washer / dryer. The home benefits from a good understairs storage area, complete with plug sockets to stow away and recharge equipment.

To the first floor, the property offers three bedrooms, comprising two well-proportioned double bedrooms and a third bedroom, ideal for use as a child's bedroom, nursery guest room or home office. A family bathroom completes the first-floor accommodation.

Situated in the popular residential area of Tile Hill, the property is conveniently positioned for local shops, schools and everyday amenities, with excellent access to Canley and Tile Hill local railway stations, the University of Warwick and major road networks especially the A45, making it particularly appealing to commuters.

An excellent opportunity to acquire a versatile three-bedroom home in a well-established Coventry location. This is a home with no chain that has been thoughtfully designed with elegance and modern living in mind, early viewing is highly recommended to avoid disappointment.

selling quality
property since 1995




BE A
NICE
HUMA








CHEF
WAS CUTE
WOULD EAT
HERE AGAIN







Dimensions

GROUND FLOOR

Hallway
1.60m x 0.79m

Lounge
3.96m x 3.40m

Kitchen
3.43m x 3.35m

W/C
1.37m x 1.40m

FIRST FLOOR

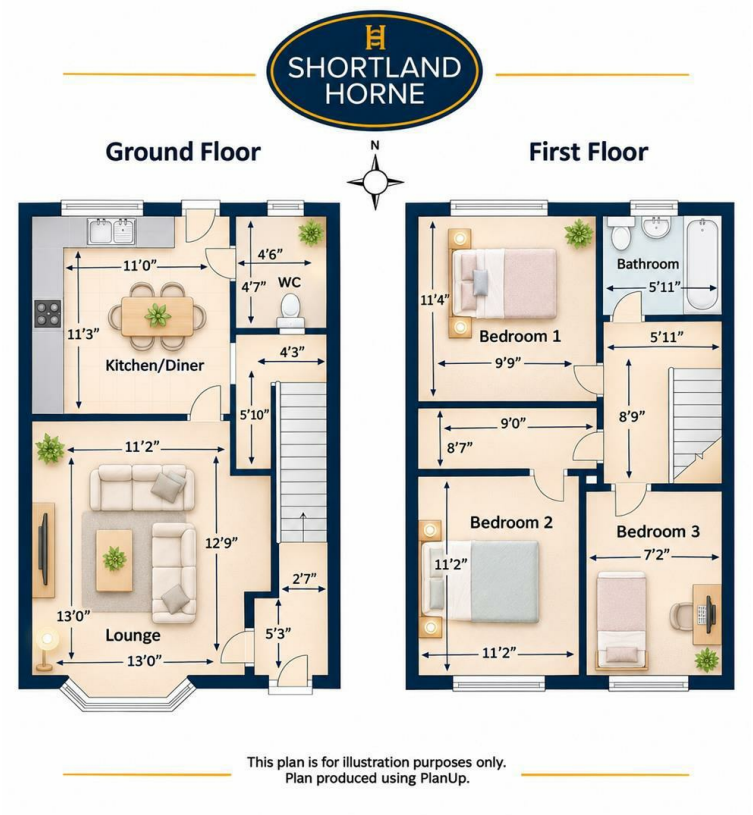
Bedroom One
3.45m x 2.97m

Bedroom Two
3.40m x 3.40m

Bedroom Three
2.18m x 2.46m

Bathroom

Floor Plan



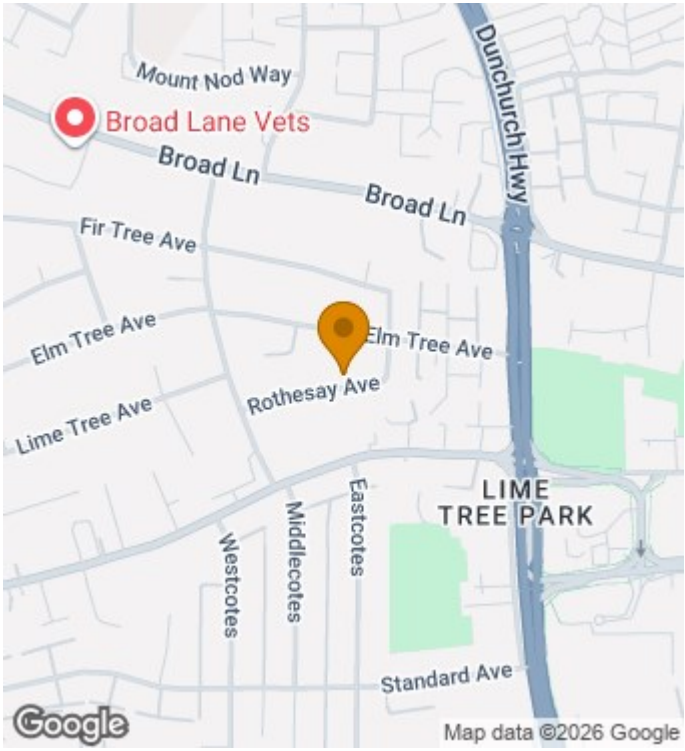
Total area: sq ft

Disclaimer

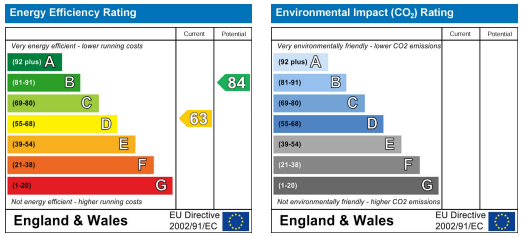
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

Location Map



EPC



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