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Clipstone Road  
CV6 1GF



# Clipstone Road

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Nestled on Clipstone Road in the charming area of Coundon, Coventry, this exquisite semi-detached family home offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,526 square feet, the property has been thoughtfully improved and extended to create a spacious and inviting environment.

Upon entering, you are greeted by a welcoming entrance porch that leads into a bright entrance hall. The ground floor boasts two reception rooms, including a delightful lounge featuring French doors that seamlessly connect to the dining room. The extended lounge, enhanced by bi-fold doors, provides a picturesque view of the beautifully landscaped garden, making it an ideal space for both relaxation and entertaining. The contemporary kitchen is equipped with modern units and integrated appliances, catering to all your culinary needs.

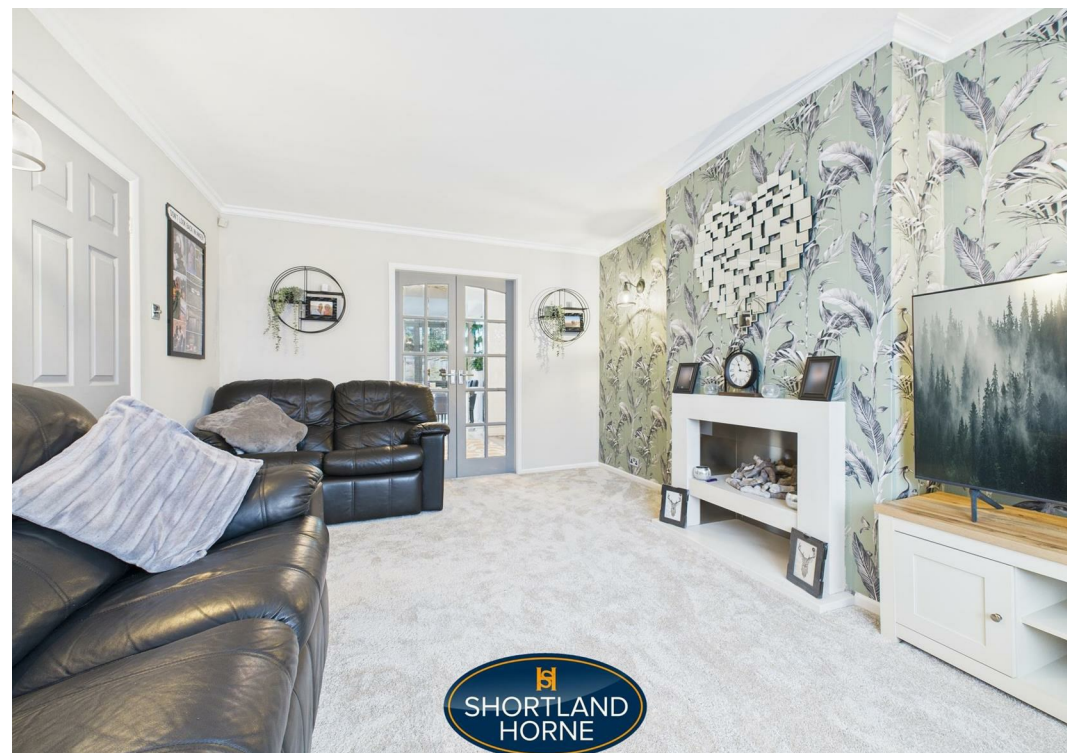
The first floor comprises three well-proportioned bedrooms, complemented by a luxurious Villeroy and Bosch shower room, ensuring comfort and convenience for the family. Ascend to the second floor, where you will find the fourth bedroom, complete with its own en-suite bathroom with a jacuzzi bath offering a private retreat.

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

#### Porch

1.12m x 1.83m

#### Entrance Hallway

4.22m x 2.11m

#### Living Room

4.57m x 3.40m

#### Kitchen/Diner

5.87m x 5.49m

### FIRST FLOOR

#### Bedroom One

3.76m x 3.61m

#### Bedroom Two

3.53m x 3.40m

#### Office/Bedroom Three

1.93m x 2.16m

#### Family Bathroom

1.75m x 2.21m

### SECOND FLOOR

#### Bedroom Four

3.63m x 3.38m

#### En-Suite

2.36m x 1.75m

### OUTSIDE

#### Games Room/Bar

6.12m x 2.97m

Floor Plan



Total area: 1526.00 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.

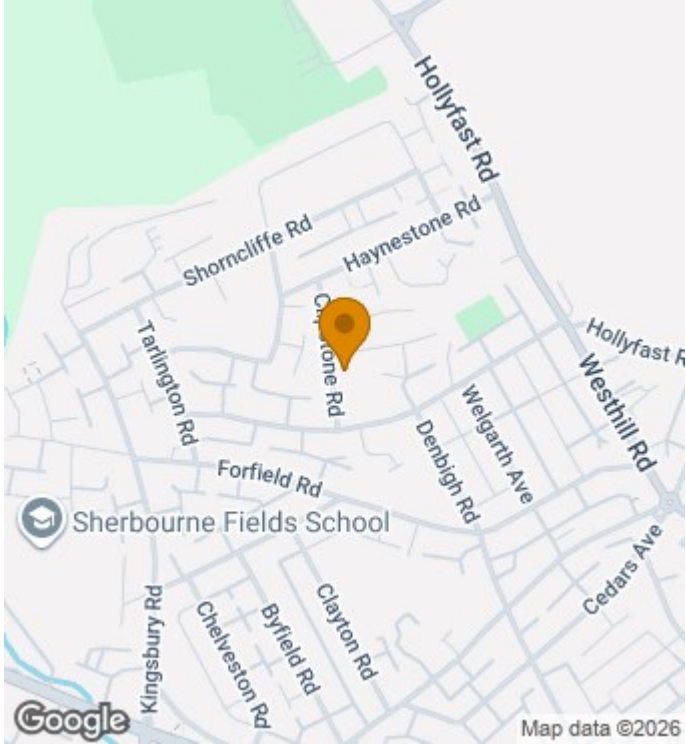
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

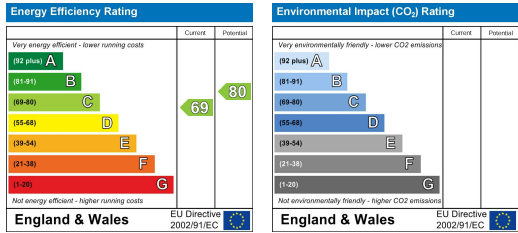
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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