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Aldrin Way
CV4 7DP

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AN IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW OCCUPYING A FANTASTIC PLOT, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION, A GARAGE AND GENEROUS DRIVEWAY PARKING.

Shortland Horne are delighted to present this fantastic opportunity to acquire a substantial four bedroom detached bungalow, ideally positioned on a generous plot within the popular and established residential location of Aldrin Way, Coventry.

Offering approximately 1,162 sq ft of accommodation, this deceptively spacious property boasts a versatile and well-proportioned layout, perfectly suited to families, downsizers or buyers seeking the convenience of single-storey living without compromising on space.

At the heart of the home is an impressive living room, providing an excellent space for relaxing and entertaining, complemented by a separate fitted kitchen. The accommodation continues with four well-proportioned bedrooms, offering flexibility for family living, guest accommodation or a home office. One bedroom benefits from its own en-suite shower room, while a separate family bathroom and additional WC

selling quality
property since 1995




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Dimensions

GROUND FLOOR 3.23m x 2.79m

Entrance Porch
1.32m x 2.92m

Entrance Hallway
4.62m x 1.02m

Living Room
6.60m x 5.16m

Hallway
2.03m x 1.70m

Bedroom
2.97m x 3.25m

En-Suite
2.03m x 1.35m

Kitchen
3.61m x 3.38m

W/C

Bedroom
2.16m x 3.33m

Bathroom
2.08m x 1.68m

Bedroom
4.17m x 3.40m

Bedroom

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Floor Plan



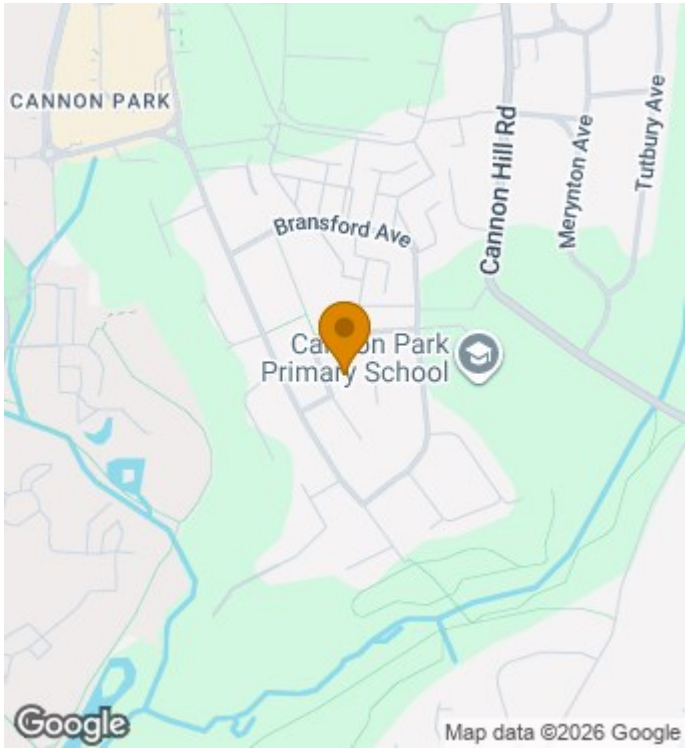
Total area: 1162.00 sq ft

Disclaimer

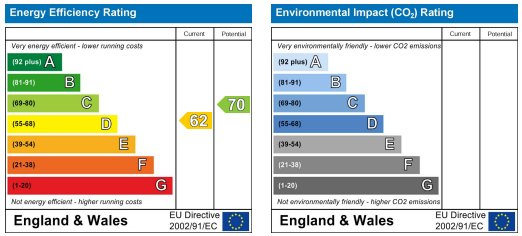
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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