
SHORTLAND HORNE
Trusted Property Experts
Stanway Road
CV5 6PH

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A beautifully presented traditional terraced home, ideally situated just a short stroll from the popular Earlsdon Street & War Memorial Park!

This charming property combines traditional character with stylish modern touches, creating a warm and inviting home that is ready to move straight into.

On the ground floor, the welcoming lounge provides a comfortable space to relax and unwind, while the impressive kitchen/diner offers a fantastic setting for everyday family life as well as entertaining friends and family.

Upstairs, there are two generous double bedrooms, both offering excellent flexibility and space. Whether you're looking for comfortable bedrooms, a guest room or a dedicated home office, there is plenty of scope to suit your individual needs.

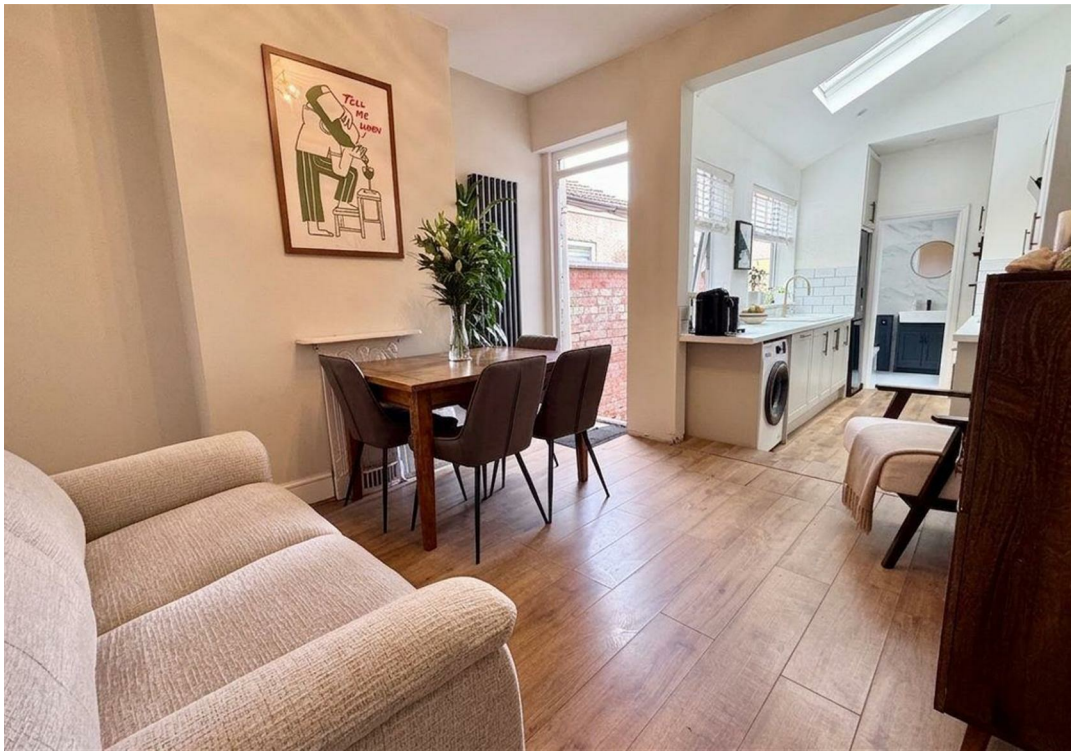
The beautifully appointed shower room has been finished to a high standard, adding a modern and stylish touch to the first floor.

Further benefits include gas central heating, double glazing and an EPC rating of C,



selling quality
property since 1995




TELL ME LIES

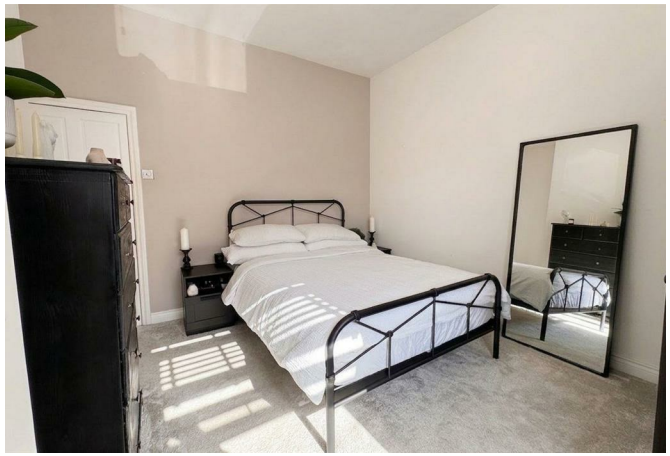





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Dimensions

GROUND FLOOR

LOUNGE
4.04m x 3.43m

DINING ROOM
3.45m x 3.43m

KITCHEN
3.51m x 2.16m

SHOWER ROOM
1.80m x 2.16m

FIRST FLOOR

BEDROOM
3.48m x 3.43m

BEDROOM
3.45m x 3.43m

Floor Plan



SHORTLAND HORNE

Stanway Road

2 bedroom, 1 shower room

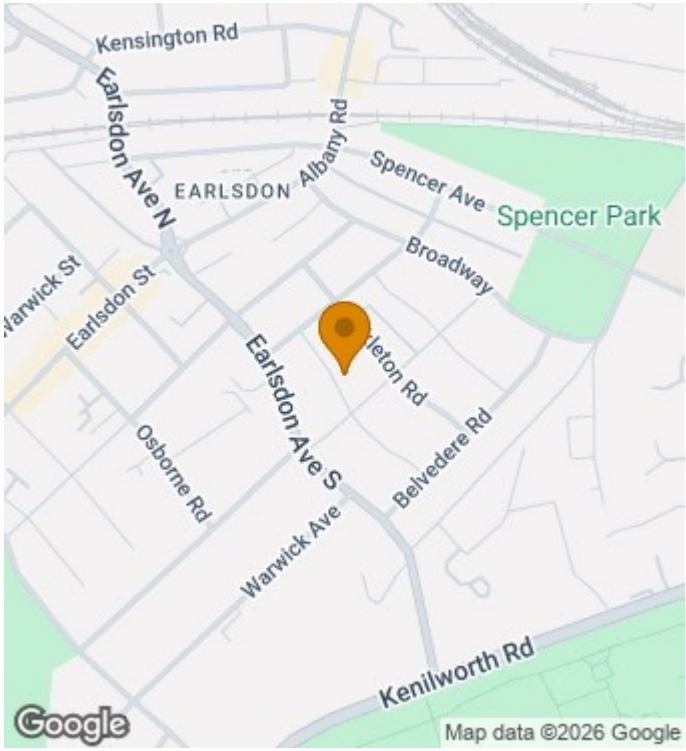
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Total Approx. Floor Area
(including outbuildings)
851 sq. ft. (79.1 sq. m.)

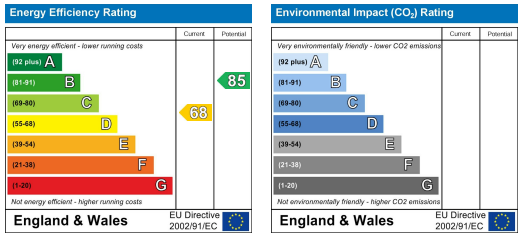
This floor plan has been produced for illustrative purposes only and should be used as a general guide. No responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location Map



EPC



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.

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