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Pelham Bend  
CV4 9GT



# Pelham Bend

## CV4 9GT

Nestled in the desirable area of Banner Brook Park, Coventry, this splendid three-bedroom semi-detached townhouse offers a perfect blend of modern living and family comfort. Spanning three well-designed floors, this property is ideal for those seeking ample space in a vibrant community, renowned for its excellent school catchments.

Upon entering, you are greeted by a welcoming hallway that leads to a versatile ground floor lounge, which can also serve as an additional bedroom. This level also features a convenient W/C and direct access to the integrated garage, enhancing the practicality of the home.

The first floor boasts a contemporary fitted kitchen, perfect for culinary enthusiasts, alongside a spacious lounge adorned with a charming feature fireplace, creating a warm and inviting atmosphere. A second W/C on this level adds to the convenience for family living.

Ascending to the second floor, you will discover two generously sized double bedrooms. The master bedroom is particularly noteworthy, as it includes an en-suite bathroom, providing a private retreat. Additionally, a well-appointed family bathroom serves the other bedroom, ensuring comfort for all.

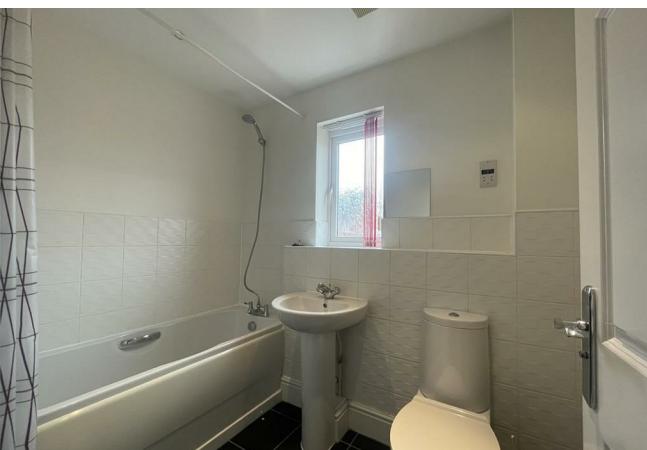
Outside, the property features a fully enclosed rear garden, designed for low maintenance with its astro turf, making it an ideal space for children to play or for hosting gatherings. A side gate leads to a tarmacadam driveway, offering parking for two vehicles, along with the garage that features an up-and-over door. The front garden is neatly presented with a paved pathway leading to the front door, enhancing the overall curb appeal.

This townhouse is not just a house; it is a home that promises a lifestyle of convenience and comfort in a sought-after location.









## Dimensions

### GROUND FLOOR

Entrance Hallway

W/C

Kitchen/Dining Room

4.60m x 3.89m

### FIRST FLOOR

Lounge

4.60m x 2.92m

Bedroom One

4.04m x 3.86m

Balcony

En-Suite

### SECOND FLOOR

Bedroom Two

4.60m x 3.12m

Bathroom

Bedroom Three

4.62m x 2.95m

### OUTSIDE

Garage

## Floor Plan



Total area: 1239.00 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

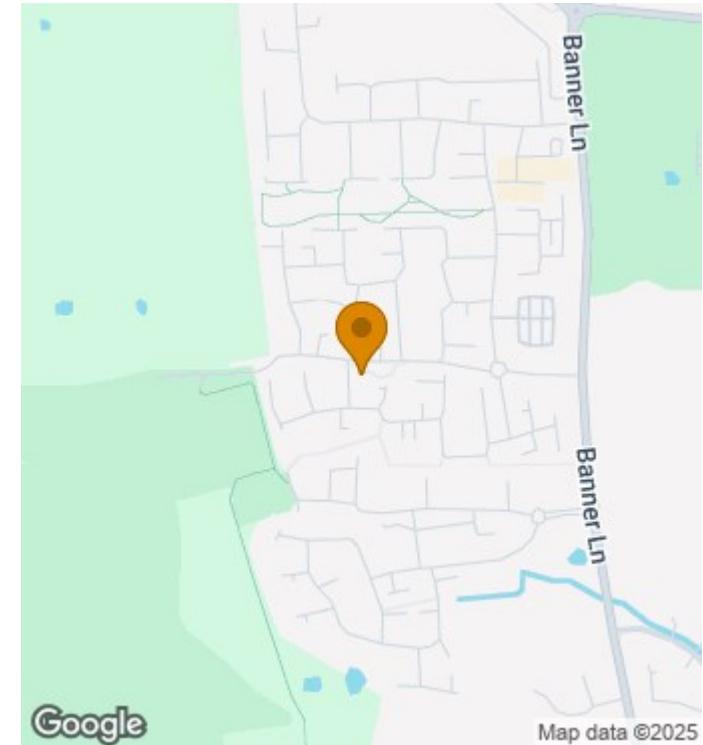
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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