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**Arnold Avenue  
CV3 5NE**



## Arnold Avenue CV3 5NE

Nestled in the sought-after area of Arnold Avenue, Coventry, this charming 1950s three-bedroom house presents an excellent opportunity for families and investors alike. Located within the esteemed Finham catchment area and offered with no upward chain, this property is ideally positioned just a short stroll from The Memorial Park and a mere mile from the City Centre and Coventry train station.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious hallway. The ground floor features a delightful lounge, complete with a bay window that bathes the room in natural light. There is a family/dining room, with its lovely garden views, provides an ideal space for family gatherings and entertaining guests. The kitchen is well-equipped with eye-level base units and appliances, ensuring functionality and ease for everyday living.

Venturing upstairs, you will find a family bathroom and three bedrooms, two which are doubles with one of the double bedrooms featuring built-in wardrobes and a single bedroom completes the first floor.

There are two aircon systems in the Lounge and the main bedroom.

The exterior of the property is equally impressive, boasting a sizeable rear garden that is fully enclosed, predominantly laid to lawn, and adorned with mature shrubs and trees, creating a tranquil outdoor retreat. A paved patio area provides a perfect spot for al fresco dining or simply enjoying the sunshine. To the front, a block-paved driveway accommodates parking for three cars side by side, with convenient access to the garage.

This property is fully equipped with gas central heating and double-glazed windows, ensuring comfort throughout the year. Given its prime location and desirable features, we highly recommend scheduling an early viewing to avoid disappointment. This is a rare opportunity to secure a lovely family home in a highly regarded area of Coventry.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

6.78m x 3.51m

Family/Dining Room

4.24m x 2.79m

Kitchen

4.24m x 2.59m

### FIRST FLOOR

Bedroom One

4.27m x 3.33m

Bedroom Two

3.40m x 2.82m

Bedroom Three

3.15m x 2.03m

Shower Room

W/C

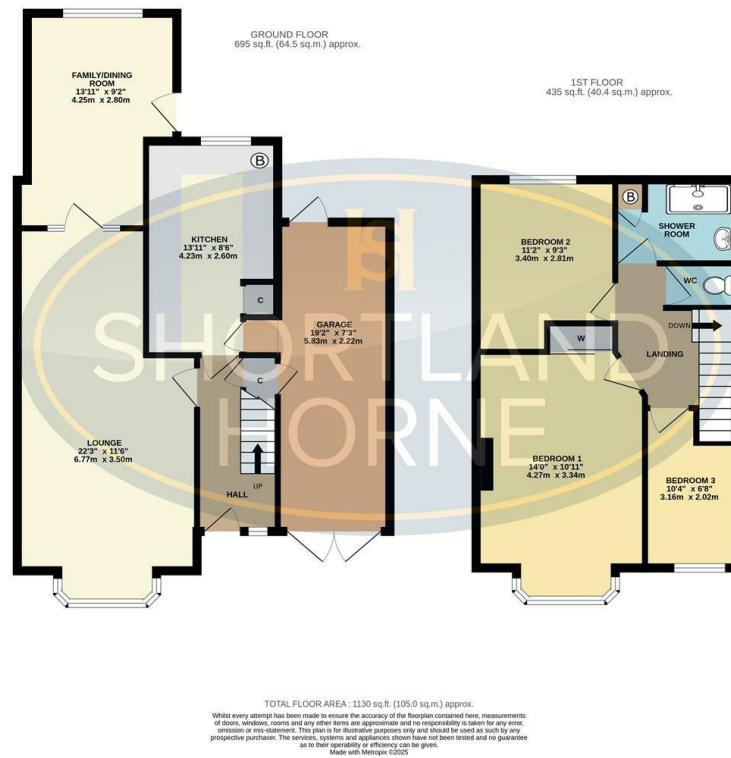
Outside

Garage

5.84m x 2.21m



## Floor Plan



Total area: 1130.00 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 Shorland 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 Home 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

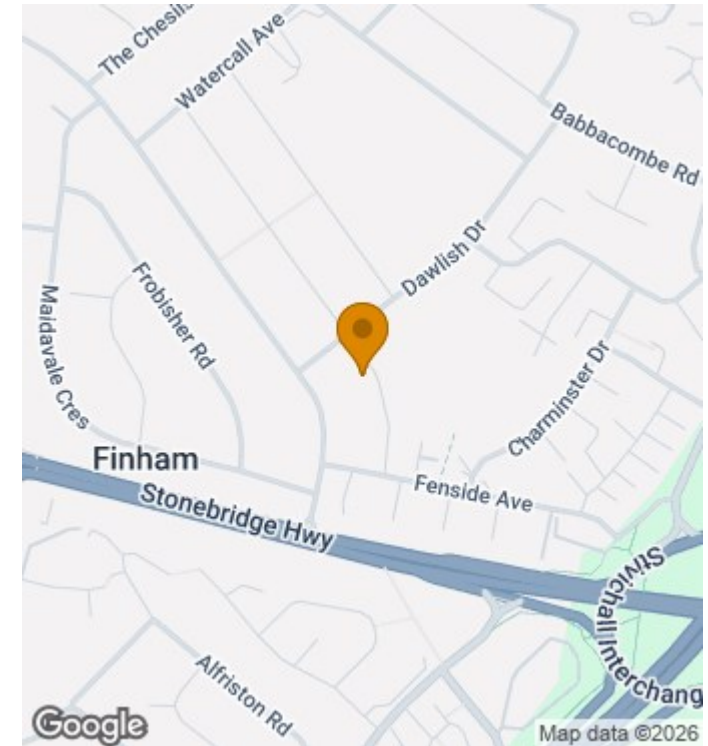
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

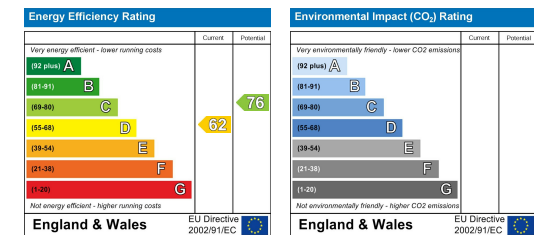
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properlymark to notify you that we will receive a referral fee. The fee for these services will vary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



## Trusted Property Experts

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