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Lincroft Crescent
CV5 8GX

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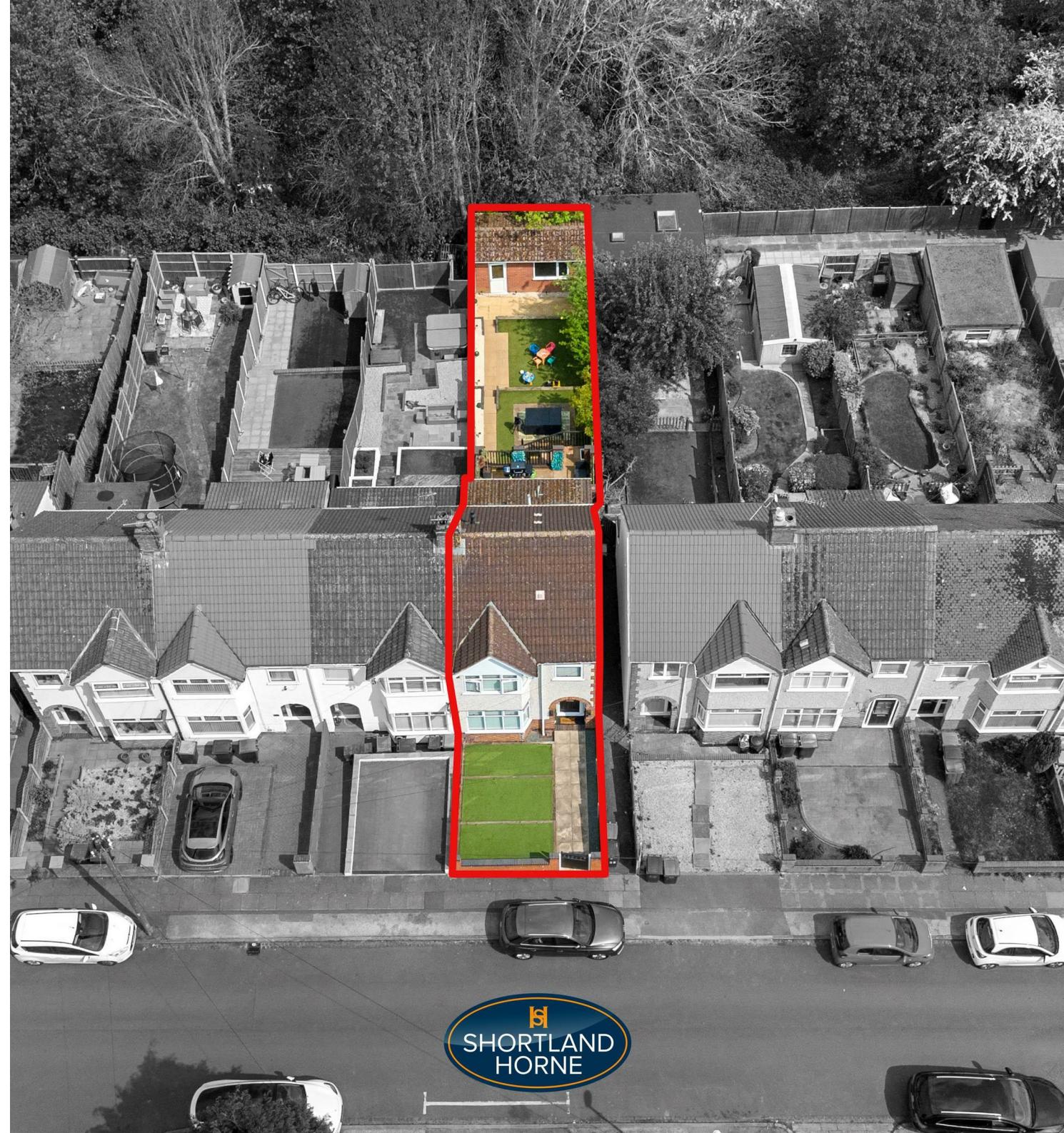
AN IMMACULATE EXTENDED FAMILY HOME IN THE SOUGHT AFTER LOCATION OF COUNDON WITHIN COUNDON COURT SCHOOL CATCHMENT AREA.

This beautiful three bedroom end of terrace property is conveniently located to local shops, transport links & schools such as Coundon Court, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary. With great access links to the A45 (Birmingham) & A414 (Coventry City Centre)

The ground floor offers an entrance porchway, a hallway with doors leading off to a spacious 15ft Lounge, an open plan kitchen diner, French doors, integrated appliances to include a dishwasher, a washing machine and there are spaces for a range master cooker and a fridge/freezer.

On the first floor you will find a family bathroom and three bedrooms two of these being doubles and one being a single bedroom.

Outside to the front of the property is a block paved driveway with ample parking for two cars and to the rear of the property there is a fully enclosed low maintenance garden with artificial grass and a great size brick built garage.







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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

4.67m x 3.15m

Dining Room

2.97m x 1.91m

Kitchen

4.50m x 3.35m

W/C

FIRST FLOOR

Bedroom One

3.68m x 3.02m

Bedroom Two

3.07m x 3.02m

Bedroom Three

2.11m x 1.78m

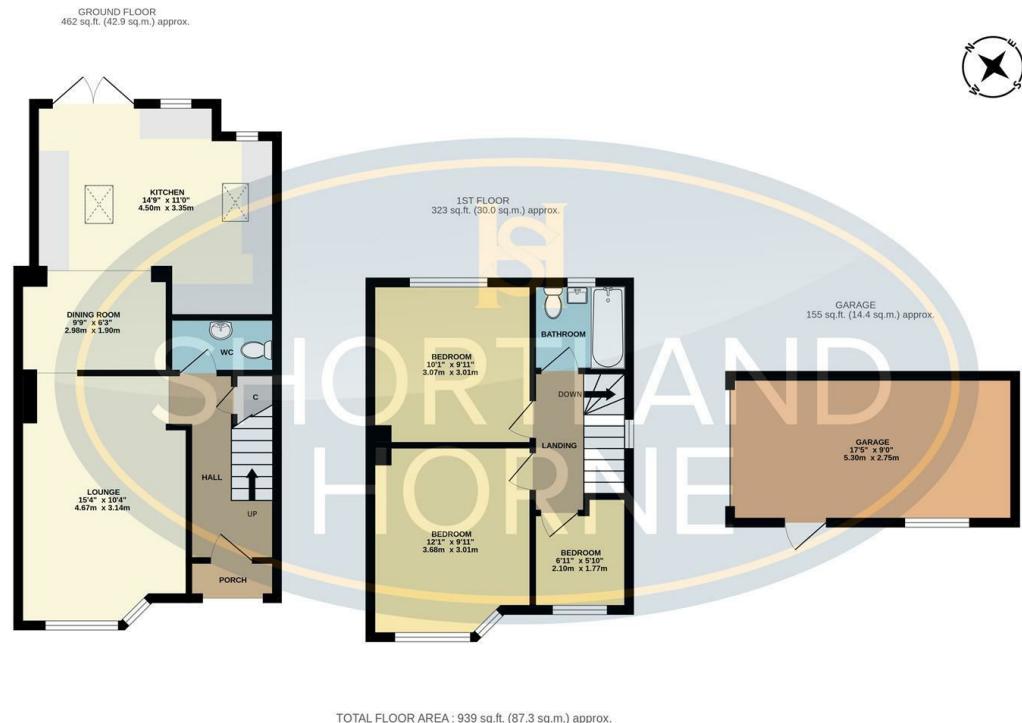
Bathroom

OUTSIDE

Garage

5.31m x 2.74m

Floor Plan



Total area: 939.00 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

source the service from someone else. Any advice that is provided will be independent.

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.

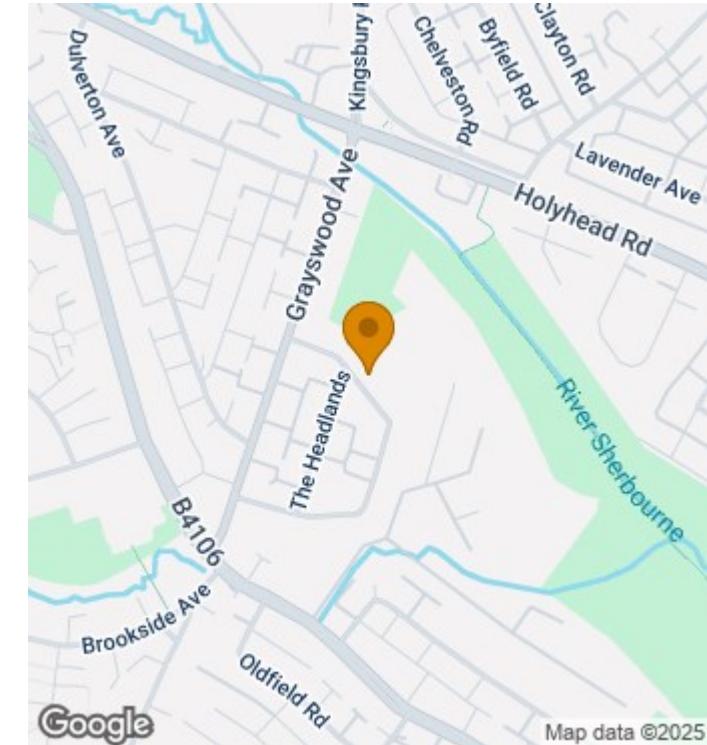
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

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 properly mark

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 Home'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 Home 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

Band	Rating	Notes
1 (A)	A	Very energy efficient - lower running costs
2 (B)	B	
3 (B1-91)	C	
4 (91-99)	D	
5 (35-44)	E	
6 (39-64)	F	
7 (21-38)	G	
8 (1-20)	G	Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+%)	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/9/EC			



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