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Beake Avenue
CV6 2JA

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Nestled in the sought-after area of Radford, Coventry, this newly refurbished end-terrace house on Beake Avenue presents an excellent opportunity for those seeking a modern and comfortable home. With three spacious bedrooms, this property is perfect for families or professionals alike.

Upon entering, you are greeted by two inviting reception rooms that offer ample space for relaxation and entertaining. The modern fitted kitchen is both stylish and functional, making meal preparation a delight. The bathroom has been tastefully updated with contemporary fixtures, ensuring a fresh and appealing atmosphere.

The exterior of the property features a low-maintenance garden, providing a serene space for outdoor enjoyment, whether it be for quiet reflection or lively gatherings. Additionally, a garage offers secure storage or parking, with further on-street parking available for guests.

This home is conveniently located near local amenities, schools, and transport links, making daily life both easy and enjoyable. With its blend of modern living and practical features, this property is sure to attract interest. Available from the end of

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway
3.12m x 2.26m

Living Room
6.93m x 3.30m

Kitchen
3.43m x 2.29m

Sun Room
1.88m x 4.88m

FIRST FLOOR

Landing
2.54m x 2.26m

Bedroom One
3.40m x 3.33m

Bedroom Two
3.38m x 3.33m

Bedroom Three
2.24m x 2.29m

Bathroom
1.63m x 2.29m

Floor Plan



Total area: 912.00 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 Home.

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

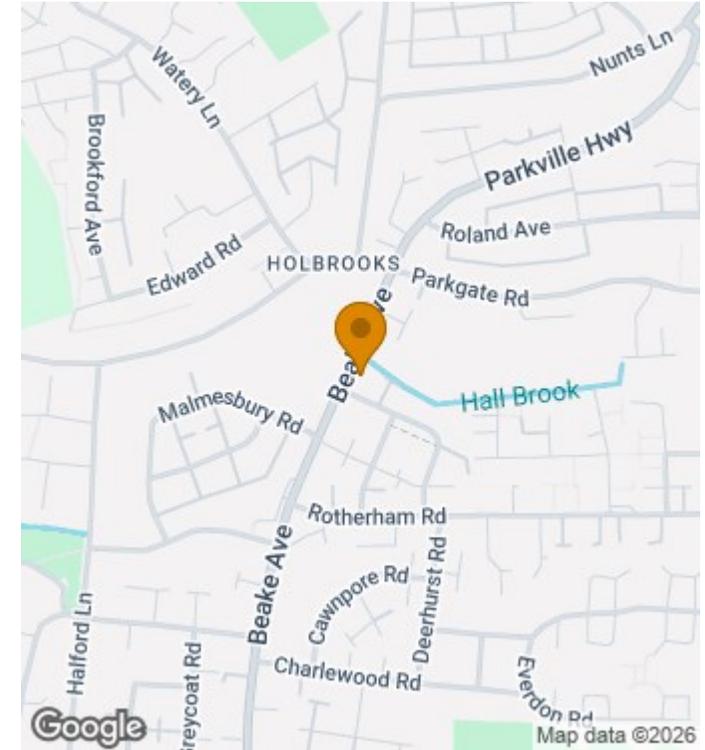
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

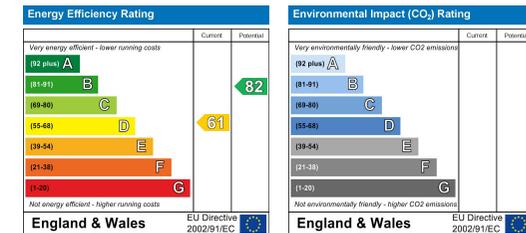
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland 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



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