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Kele Road
CV4 8DH

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* 3 BEDROOM TERRACE * WELL PLANNED FAMILY ACCOMMODATION * GAS CH & DOUBLE GLAZED * FRONT GARDEN WITH POTENTIAL FOR CAR PARKING SUBJECT TO PLANNING PERMISSION * NO UPWARD CHAIN

Nestled on Kele Road, Canley, this deceptively spacious mid-terrace 3 bedroom house presents an excellent opportunity for both first-time buyers and families alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living.

The property was originally of non standard concrete block construction which was removed in the 1980's to a brick built construction.

Upon entering, you are welcomed into a generous through lounge, which is enhanced by a brand new carpet and double glazed double doors that allow natural light to flood the room, creating a warm and inviting atmosphere through to the rear garden. The kitchen has an integrated hob & oven as well as washing machine with access to a front porch lobby.

The fully tiled bathroom is a modern feature of the home, complete with p shaped bath and shower, ensuring convenience and style. The property benefits from gas central heating, providing warmth and comfort throughout the colder months and double glazed windows.

One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and hassle-free purchase process.

With its ideal location and spacious layout, this home on Kele Road is a fantastic choice for those looking to settle in a friendly community in Coventry. Don't miss the chance to make this lovely house your new home.









Dimensions

VESTIBULE HALL NO UPWARD CHAIN

THROUGH LOUNGE
6.43 x 3.70

KITCHEN WITH HOB,
OVEN & WASHING
MACHINE
3.30 x 2.66

LOBBY ENTRANCE

LANDING

BEDROOM ONE
3.70 x 3.60

BEDROOM TWO
WITH BUILT IN
WARDOBES
3.56 x 2.65

BEDROOM THREE
WITH WARDROBES
3.60 x 2.20

FULLY TILED
BATHROOM WITH
SHOWER

FRONT & FULLY
FENCED LAWN REAR
GARDEN



Floor Plan

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Total area: 788.00 sq ft

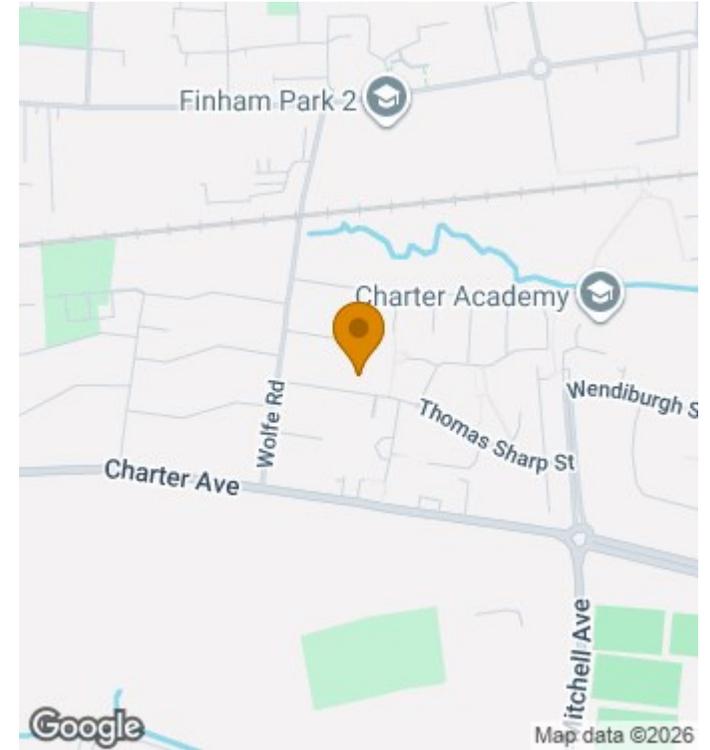
Disclaimer

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 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 you 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.

Location Map



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Current Energy Rating: 75
Potential Energy Rating: 80



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