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Glendower Avenue
CV5 8BD

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AUCTION END DATE 20/05/2025 at 1300.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

Nestled on the charming Glendower Avenue in Coventry, this semi-detached house presents a wonderful opportunity for those looking to create their dream family home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, perfect for families of all sizes.

The house features a single bathroom, which, with a touch of renovation, can be transformed into a modern sanctuary. While the property is currently in need of some refurbishment, it holds immense potential for those with a vision. Imagine the possibilities as you reimagine the layout and design to suit your personal style.

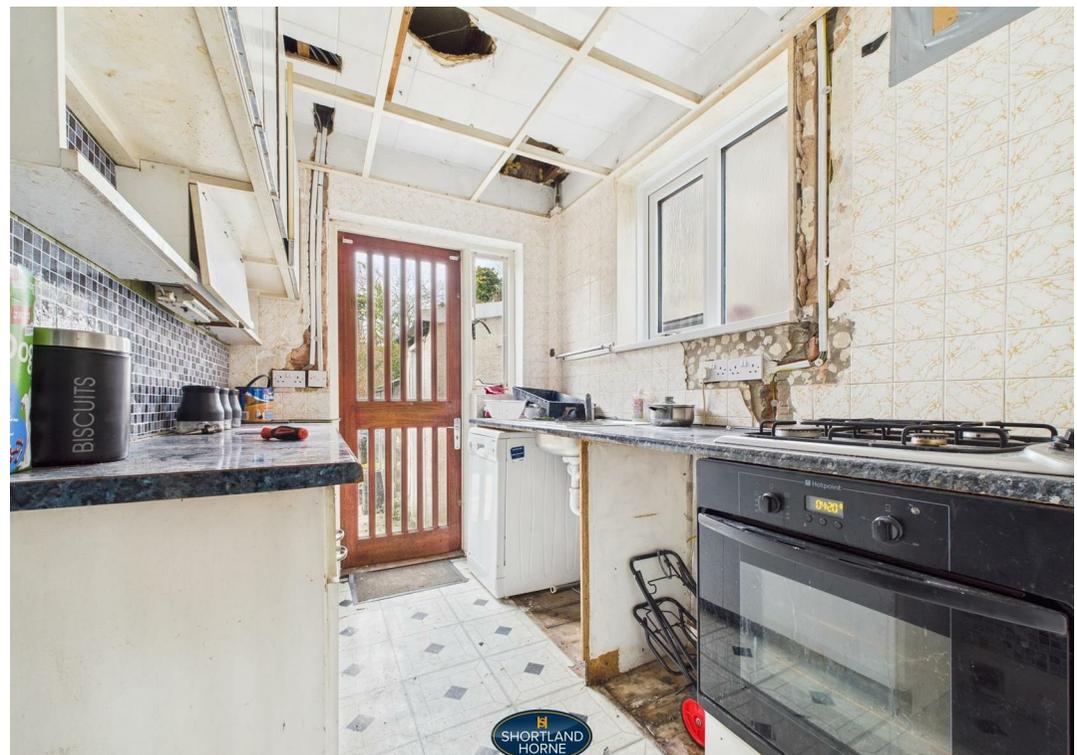
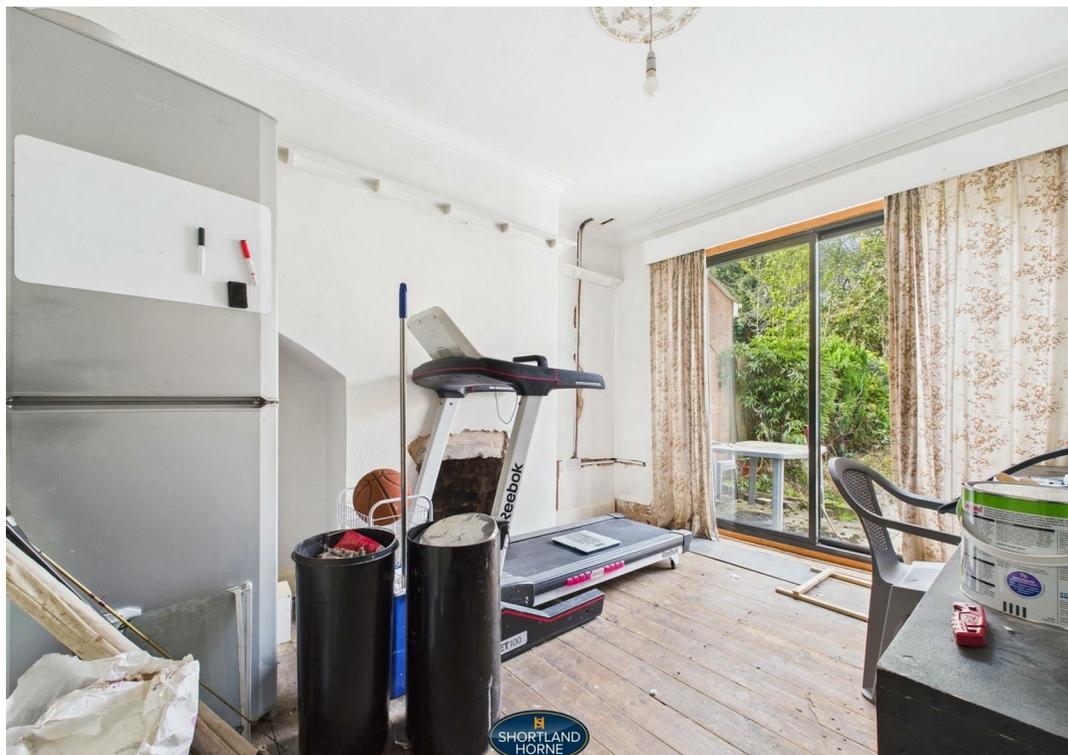
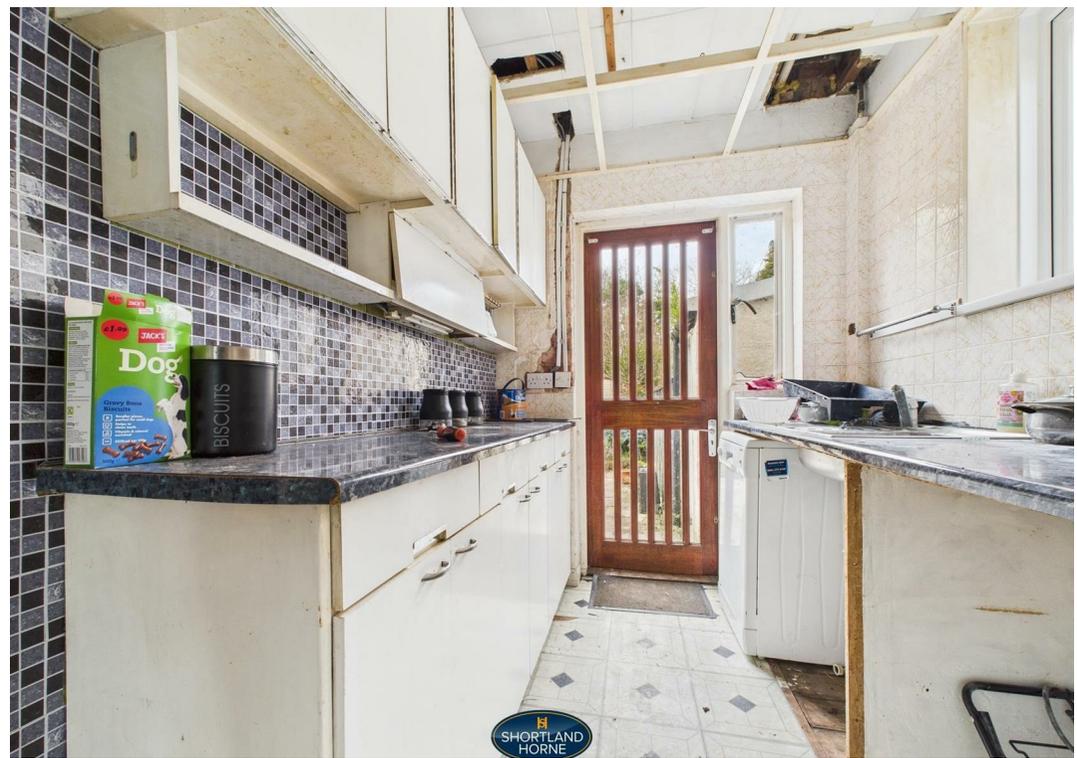
The location is ideal, offering a friendly neighbourhood atmosphere while being conveniently close to local amenities, schools, and parks. This property is not just a

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selling quality
property since 1995





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Dimensions

GROUND FLOOR

Entrance Hallway
3.96m x 1.65m

Living Room
4.52m x 2.84m

Dining Room
3.48m x 2.72m

Kitchen
2.54m x 1.80m

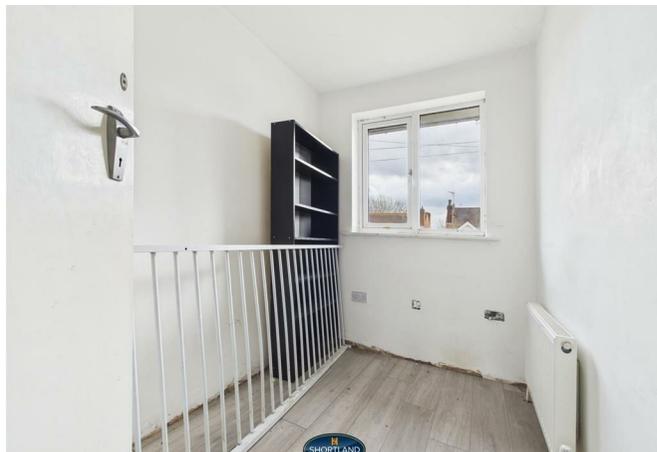
FIRST FLOOR

Bedroom One
4.65m x 3.10m

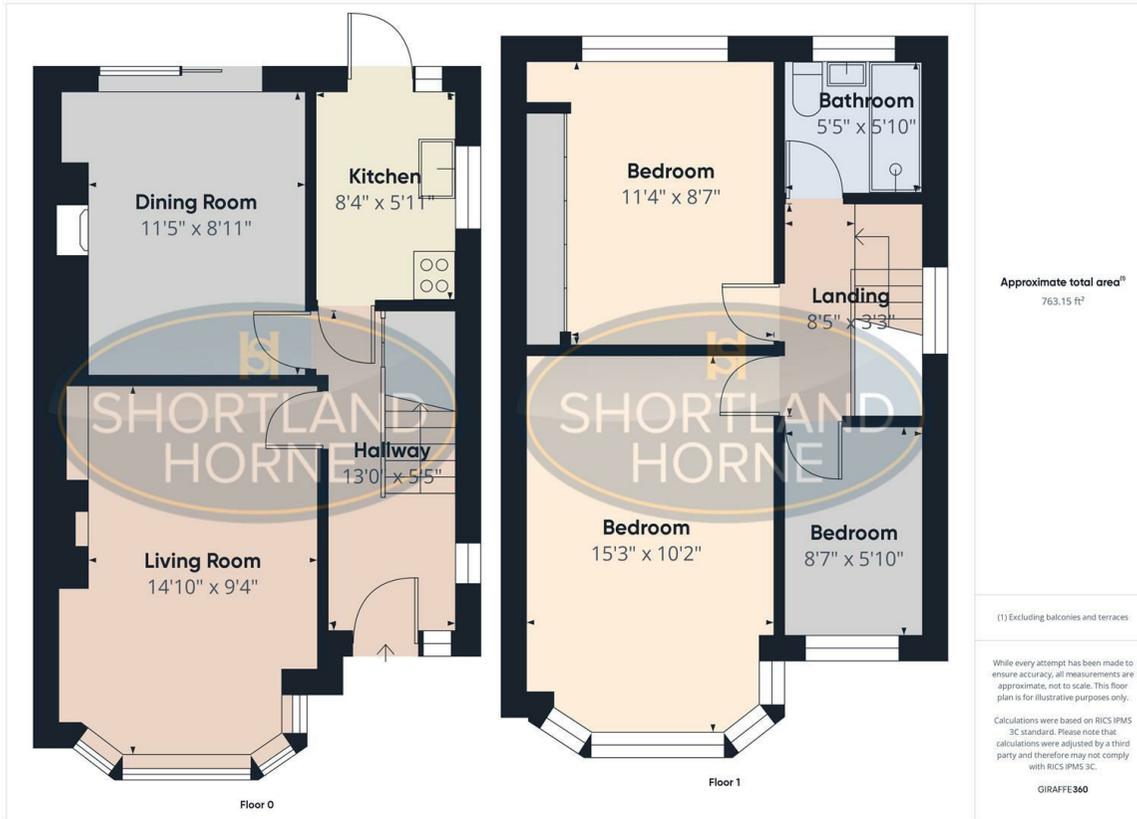
Bedroom Two
3.45m x 2.62m

Bedroom Three
2.62m x 1.78m

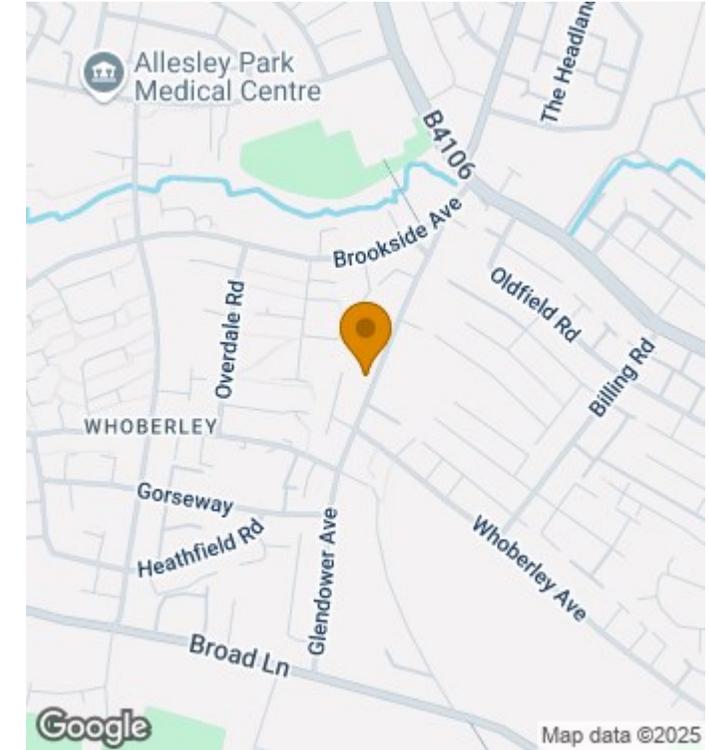
Bathroom
1.65m x 1.78m



Floor Plan



Location Map



Total area: 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

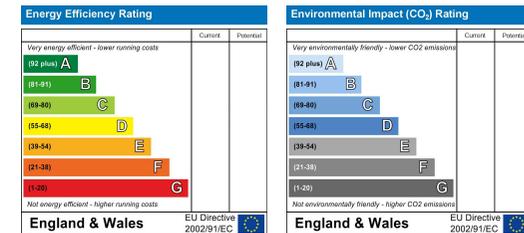
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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