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Property Experts



Holyhead Road  
Coundon CV5 8JQ

# Holyhead Road

## CV5 8JQ

\* WELL APPOINTED & ELEVATED HALLS TOGETHER END TERRACE \* IMMACULATEDLY PRESENTED \* 2 RECEPTION ROOMS \* 3 BEDROOMS ONE WITH BUILT IN WARDROBES, SHOWER ROOM \* FAMILY BATHROOM \* CONCRETE SECTIONAL GARAGE \* VIEWING HIGHLY RECOMMENDED

Nestled along the favoured tree lined residential Holyhead Road of Coundon, this delightful elevated double stone bayed "Halls Together" end terrace house is a true gem waiting to be discovered. The property has gas central heating and mahogany double glazed windows with diamond leaded lights to the front.

As you step inside, you are greeted by two bayed reception rooms, perfect for entertaining guests or simply relaxing with your loved ones and well fitted kitchen with mid oak effect fronted units.

This property boasts three cosy bedrooms, one of which features mirrored wardrobes adding a touch of elegance to the room. The convenience of a ground floor shower / cloakroom adds a modern touch to this traditional home, ensuring practicality meets comfort seamlessly with first floor family bathroom with feature cast iron bath.

For those in need of storage space or a secure spot for their vehicle, the rear access concrete garage with a remote roller door provides the ideal solution. Whether you're a first-time buyer looking to step onto the property ladder or a family in search of a new place to call home, this charming house offers a blend of character and functionality that is sure to captivate your heart. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful abode.









## Dimensions

ENTRANCE HALL

BAY WINDOWED  
LOUNGE

4.20 x 3.41

BAYED DINING ROOM

3.71 x 3.58

REFITTED KITCHEN

4.68 x 2.61

CLOAKROOM/  
SHOWER ROOM

LANDING

BEDROOM ONE

3.68 x 3.41

BEDROOM TWO

3.70 x 3.17

BEDROOM THREE

2.45 x 2.18

HALF TILED  
BATHROOM

ELEVATED  
FOREGARDEN

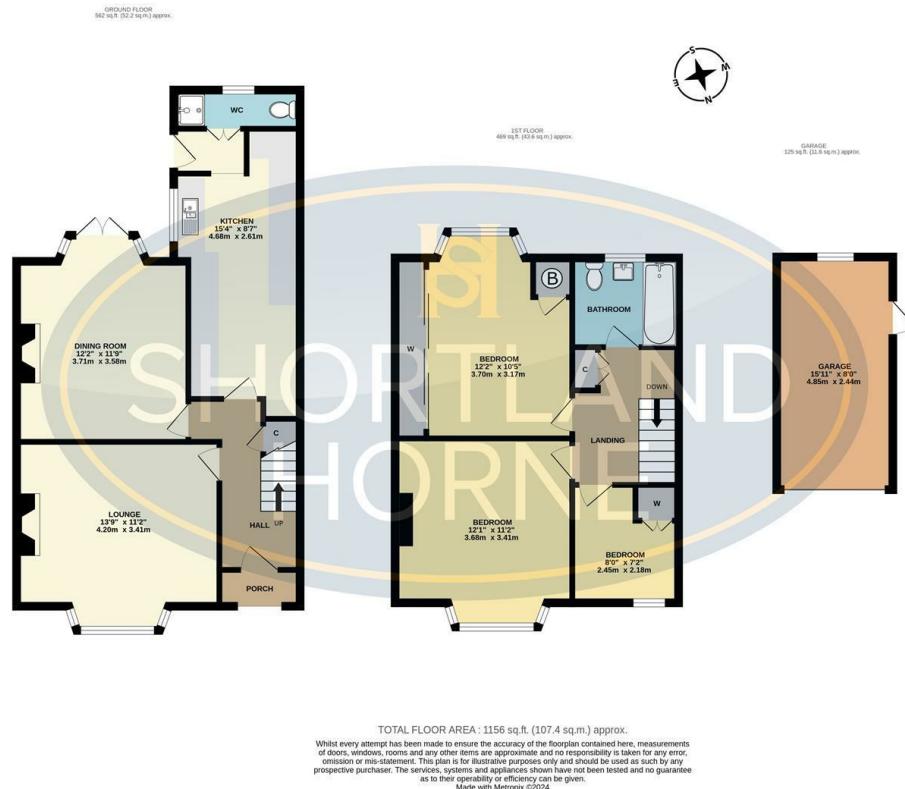
FULLY FENCED  
WELL LAID OUT  
LAWN REAR GARDEN

REAR CAR ACCESS  
TO CONCRETE  
GARAGE

4.85 x 2.44

VIEWING HIGHLY  
RECOMMENDED

## Floor Plan



Total area: 1156.00 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

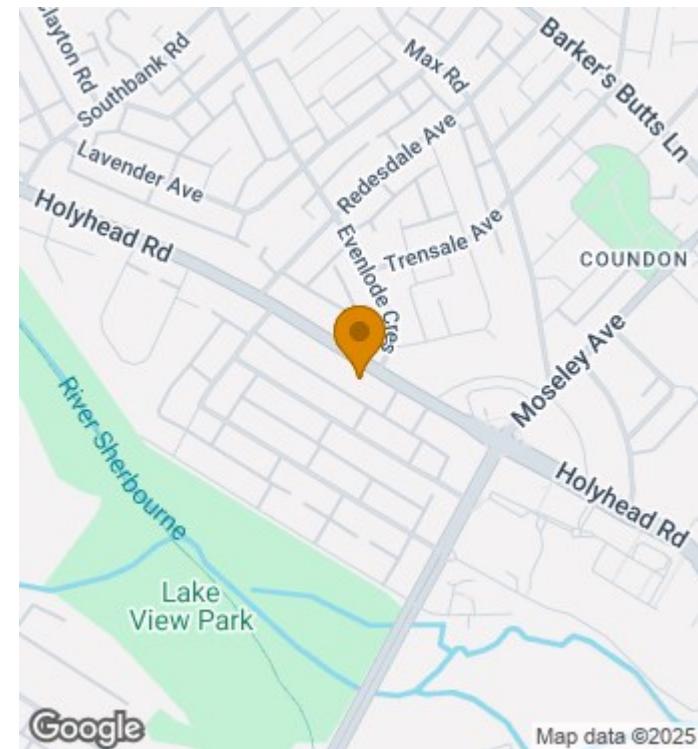
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

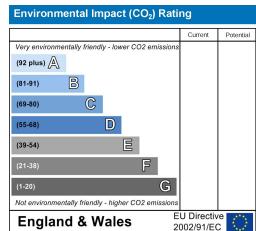
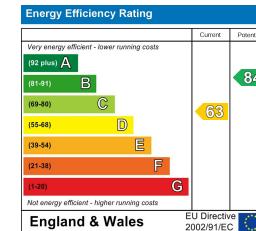
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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