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Park Road  
Earlsdon CV1 2LD



# Park Road

## CV1 2LD

A MOST IMPRESSIVE 1930'S TRADITIONAL FAMILY HOME SET ON A GENEROUS PLOT OVER THREE FLOORS WITH OVER 2200SQFT OF LIVING SPACE AND WITHIN WALKING DISTANCE TO COVENTRY TRAIN STATION AND COVENTRY CITY CENTRE.

This beautiful semi detached six bedroom property is gleaming with character and original features and is conveniently positioned to the Catchment area of Finham park school, shops and Jaguar Landrover.

The ground floor offers an entrance hallway with doors leading of to the first sitting room with feature open fire place, a lounge with a feature open fire, dining room/breakfast room and a fully fitted kitchen which includes a range of wall and base units incorporating an inset one-and-a-half bowl sink drainer with quality quartz work surfaces and tiled splash backs over. Designed with underfloor heated tiled floors and ceiling spotlights. The kitchen is equipped with an integrated electric oven and electric hob with an extractor hood over. There is ample space for domestic appliances, plumbing for a washing machine, underfloor heating, a double-glazed window to the side aspect, and patio doors leading to the rear garden.

On the first you will find a family bathroom and four bedrooms with two of the bedrooms being double bedrooms with built in wardrobes and two generously sized single bedrooms.

The top floor boasts a further double bedroom with sky lights, eaves storage and an en-suite shower room.

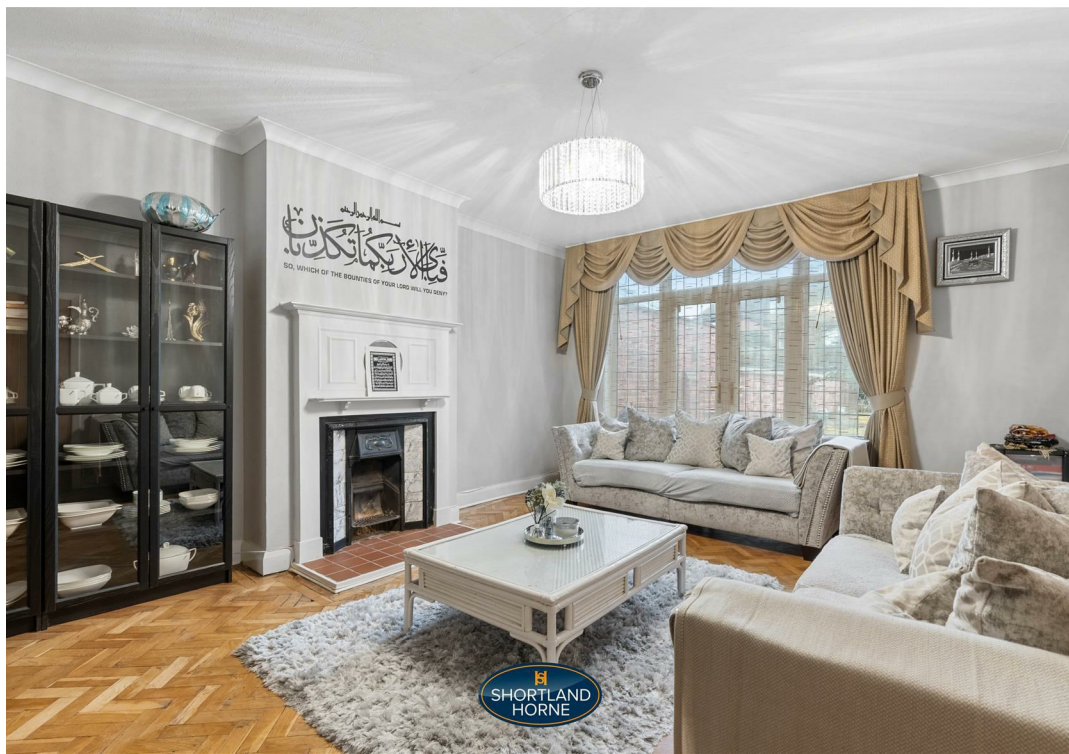
Externally, the property boasts a concrete forecourt with gated vehicle access to the side driveway and direct access to the garage, with power and light.

The rear garden includes a patio area, ideal for outdoor seating/furniture and a lawned area beyond.

(there is an online app to register car permits to park on the street)

selling quality  
property since 1995









## Dimensions

**GROUND FLOOR** Bedroom Six

20.2 x 16.9

Entrance Hallway

En-Suite

Lounge

5.17 x 4.11

Lounge

5.47 x 4.25

Breakfast Room

3.67 x 2.81

Kitchen

5.56 x 3.20

## FIRST FLOOR

Bedroom One

4.52 x 4.25

Bedroom Two

4.11 x 3.54

Bedroom Three

3.58 x 3.22

Bedroom Four

3.91 x 2.89

Bathroom

## SECOND FLOOR

# Floor Plan



TOTAL FLOOR AREA: 2269 sq.ft. (210.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprints 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 are shown here and have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropack ©2024

Total area: 2269.00 sq ft

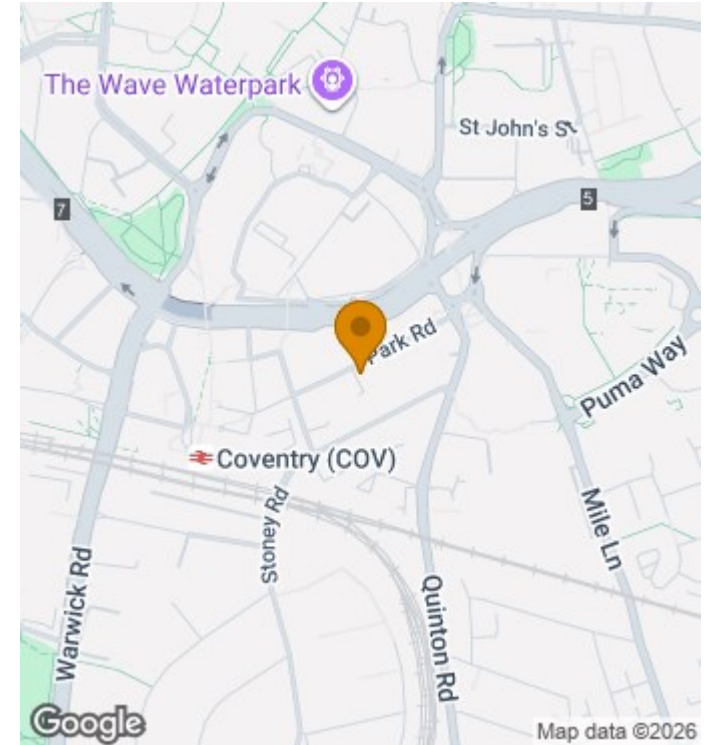
### Disclaimer

**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 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 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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(81 plus) A
(81-91) B			(61-81) B
(69-80) C			(49-60) C
(55-68) D			(35-48) D
(39-54) E			(23-34) E
(21-38) F			(11-22) F
(1-20) G			(1-10) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		65	EU Directive 2002/91/EC



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