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Lavender Avenue
Coundon CV6 1DL

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A fantastic opportunity to acquire this spacious four-bedroom mid-terrace family home, offering an impressive amount of accommodation arranged over three floors and complemented by a block-paved driveway and fully enclosed rear garden.

The property is approached via the block-paved frontage, providing convenient off-road parking and leading into the entrance hallway. Once inside, the accommodation immediately gives a sense of the space on offer, with a particularly generous ground-floor layout ideal for modern family living.

At the heart of the home is the impressive living room, a wonderfully proportioned reception space featuring an attractive bay window to the front which allows plenty of natural light to flood the room. There is ample space for both comfortable seating and additional furniture, making this an excellent everyday family room as well as a great space for entertaining.

The kitchen is positioned towards the rear of the property and provides a practical range of preparation and storage space, with access through towards the rear section of the home. A particularly useful feature is the additional extended accommodation

Externally, the property benefits from a fully enclosed rear garden, providing a private and secure outdoor space with plenty of potential for seating, entertaining and family use. Combined with the block-paved driveway to the front, this adds further practicality to what is already a substantial home.

Offering approximately 1,109 sq ft of accommodation, this is a deceptively spacious property with four bedrooms, excellent living space and accommodation spread across three floors. Situated within the popular Coundon area of Coventry, it represents a superb opportunity for buyers looking for a sizeable family home with excellent access to local schools, amenities and transport links. Early viewing is highly recommended to fully appreciate the space and versatility this home has to offer.

Lavender Avenue is situated within the popular and well-established residential area of Coundon, to the north-west of Coventry city centre. The area has long been a popular choice for families and commuters thanks to its excellent combination of local amenities, schooling and convenient access into the city.

For families, there is a good selection of schooling nearby, including Coundon Primary School, approximately 0.2 miles away, together with Christ the King Catholic Primary School and Moseley Primary School. Secondary schooling within the wider area includes Coundon Court and Barr's Hill School, while the independent Bablake School is also within easy reach.

Everyday amenities are particularly convenient, with local shops and services available

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selling quality
property since 1995



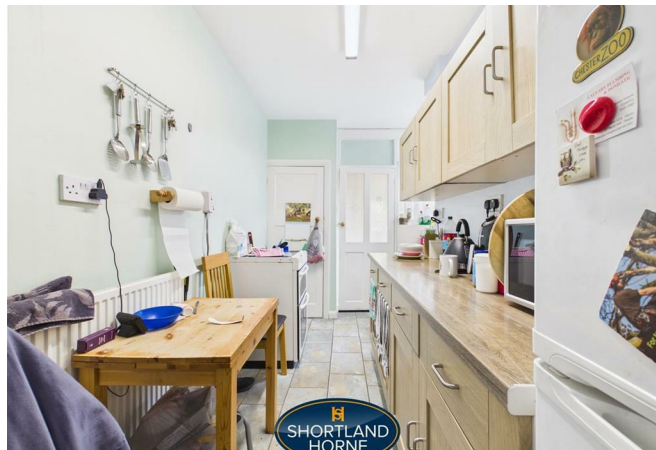
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Dimensions

GROUND FLOOR



Floor Plan



Total area: 1109.00 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.

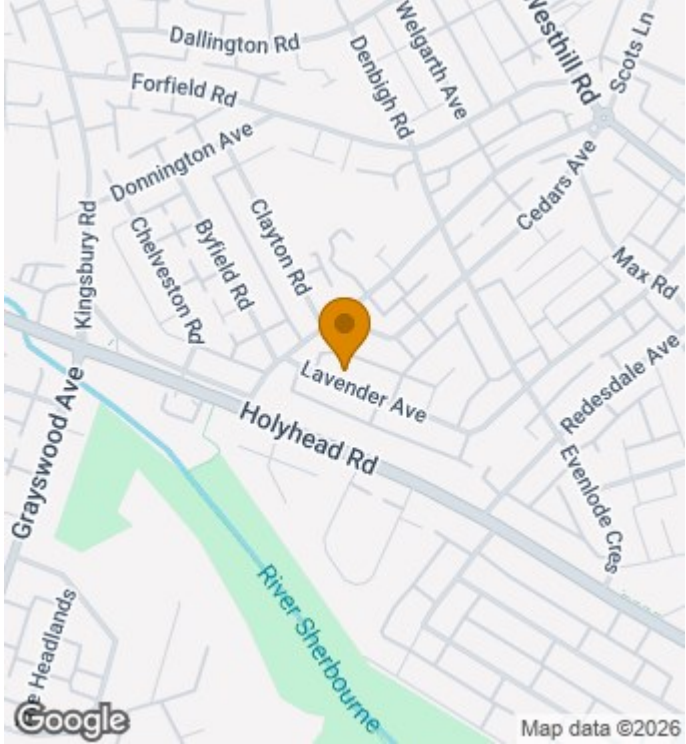
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

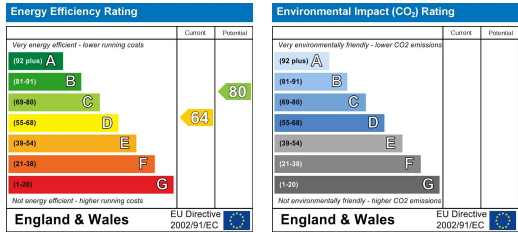
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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