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Property Experts



Rose Avenue
CV6 1DD

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A beautifully renovated three-bedroom end-terrace home, significantly improved by the current owners, making it an ideal first-time buy or a great option for those looking to downsize.

The property has undergone extensive upgrades, including triple glazing, a complete rewire, a new boiler, a refitted kitchen and bathroom, landscaped gardens, and full redecoration throughout.

Entering through the porch, you are welcomed into a bright and spacious lounge/dining room featuring a bay window to the front and direct access to the kitchen at the rear. The kitchen has been stylishly refitted with white wall and base units, contrasting dark worktops, and ample storage. A cleverly designed recessed area provides space for a fridge freezer, while a door leads out to the patio and landscaped rear garden.

Upstairs, there are three well-proportioned bedrooms. Bedroom three is larger than typically expected for this style of property, having been extended slightly from the front bedroom. The contemporary bathroom is fully tiled and fitted with a vanity

Location

Situated in a quiet cul-de-sac just off Lavender Avenue towards Max Road, this property enjoys a fantastic family-friendly setting. The area offers convenient access in and out of the city, along with a wide range of nearby amenities.

Coundon is a highly sought-after suburb to the west of Coventry city centre, located approximately 1.4 miles from Coventry train station. It is particularly popular with families thanks to its well-regarded primary and secondary schools.

The property benefits from excellent transport links, including easy access to the A45 for routes towards Birmingham, making it ideal for commuters. At the same time, Coundon retains a strong sense of community.

Several well-rated primary schools are within walking distance, including Christ the King, Moseley Primary School and Coundon Primary School. Bus stops are conveniently located less than 0.2 miles away on Browett Road.

Everyday amenities are close by, with local shops within walking distance. The Alvis Retail Park — home to Morrisons, B&Q and McDonald's — is also just a short distance from the property.

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

4.42m x 3.86m

Kitchen

4.70m x 2.95m

FIRST FLOOR

Bedroom One

3.33m x 2.46m

Bedroom Two

2.97m x 2.95m

Bedroom Three

2.36m x 2.16m

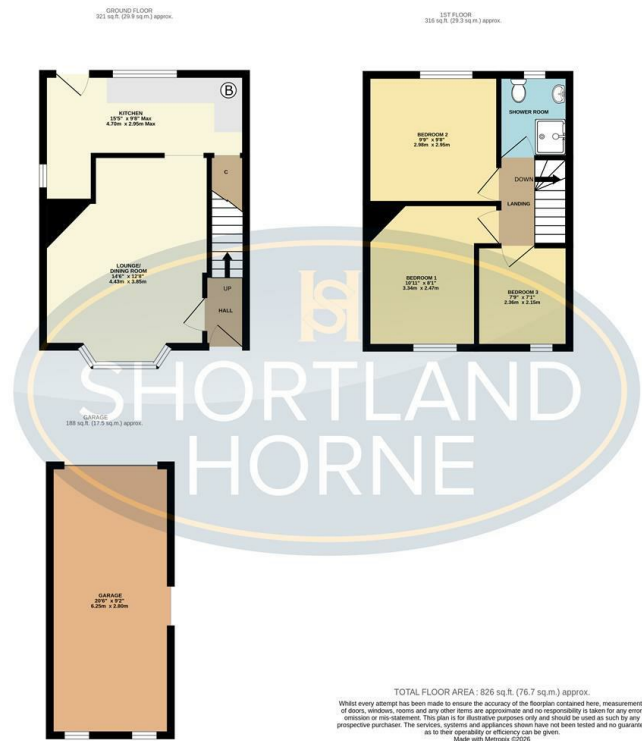
Bathroom

OUTSIDE

Garage

6.25m x 2.79m

Floor Plan



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 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

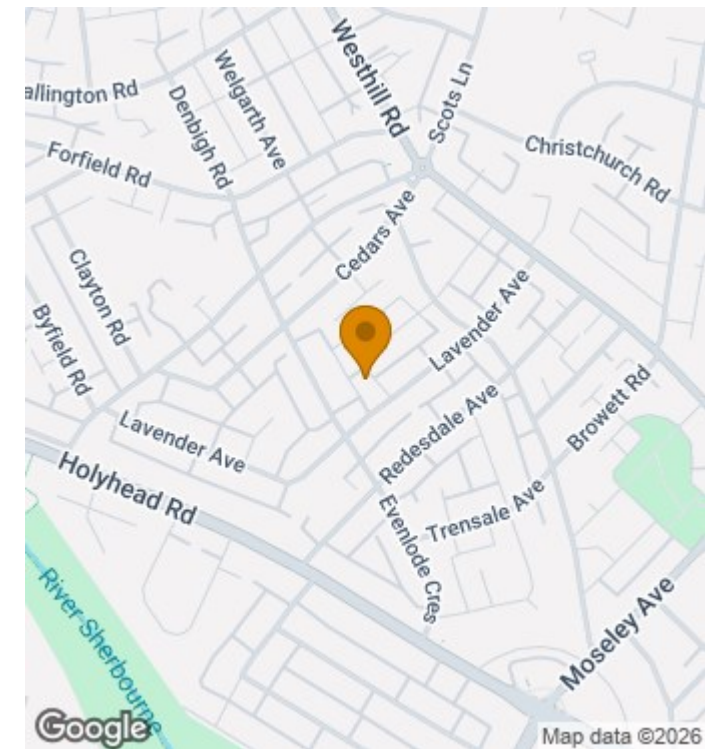
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

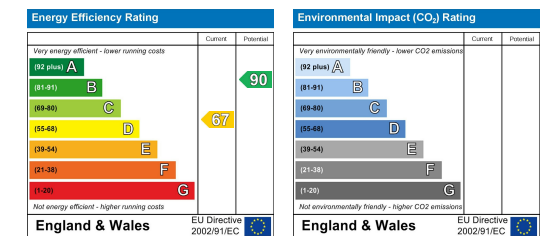
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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