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Property Experts



Postbridge Road
Styvechale CV3 5AG



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* IMMACULATLY PRESENTED 3 BEDROOM SEMI *
PLEASANT RESIDENTIAL LOCATION * WITHIN WALKING
DISTANCE OF LOCAL OPEN GREENS & SHOPS * FITTED
KITCHEN * FULLY TILED BATHROOM WITH SHOWER *
CONCRETE GARAGE * VIEWING HIGHLY
RECOMMENDED

Nestled along Postbridge Road in Styvechale, to the south of the city, this immaculately presented three-bedroom semi-detached house offers a delightful family home in a pleasant position. The property boasts a front grass verge, enhancing its curb appeal and providing a lovely aspect for enjoying the fresh air.

Inside, the well-planned accommodation is designed with family living in mind, ensuring that every corner of the home is both functional and inviting. The spacious layout allows for comfortable living, with gas central heating and double glazed windows making it an ideal choice for families seeking a welcoming environment.

Additionally, the property features excellent access to a concrete garage, providing ample storage space or a secure area for your vehicle. The outdoor store cupboard has space and plumbing for a washing machine and space for tumble dryer. This practical aspect adds to the overall appeal of the home, making it a convenient choice for modern living.

To truly appreciate the quality and charm of this property, a viewing is highly recommended and not be missed which is a credit to the present owner. This home is not just a place to live; it is a space where memories can be made and cherished for years to come. Don't miss the opportunity to make this wonderful house your new home.

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

ATTRACTIVE
THROUGH LOUNGE/
DINING ROOM

7.40 x 3.58

FITTED KITCHEN

3.50 x 3.40

LANDING

BEDROOM ONE WITH
BUILT IN FITTED
MIRRORED
WARDROBE

3.75 x 3.30

BEDROOM TWO
WITH BUILT IN
FITTED MIRRORED
WARDROBE

3.50 x 3.15

BEDROOM THREE

2.40 x 2.14

FULLY TILED
BATHROOM WITH
WHITE SUITE &
SHOWER

REAR CAR ACCESS
TO CONCRETE
SECTIONAL GARAGE

5.45 x 3.00

WELL LAID OUT
LAWNED GARDENS

VIEWING HIGHLY
RECOMMENDED



Floor Plan



TOTAL FLOOR AREA: 1032 sq.ft. (95.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1032.00 sq ft

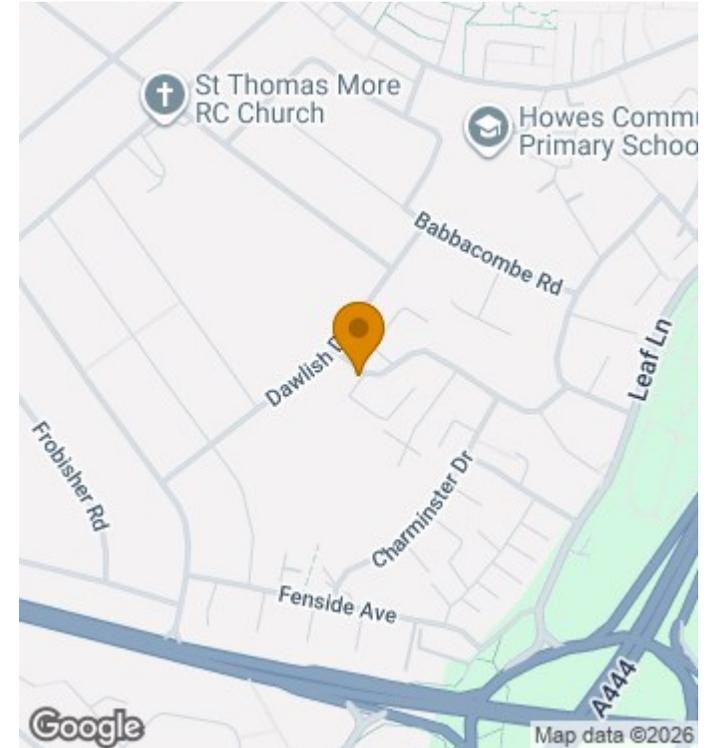
Disclaimer

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

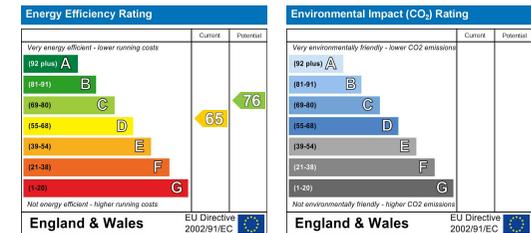
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Trusted Property Experts

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