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Beanfield Avenue
CV3 6NY

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* HALLS TOGETHER DOUBLE BAYED END OF TERRACE *
* GAS CH & DOUBLE GLAZED * EXTENDED GROUND FLOOR
ACCOMMODATION * CLOAKROOM & REFURBISHED FAMILY
BATHROOM * 3 BEDROOMS * TIMBER GARAGE * VIEWING
HIGHLY RECOMMENDED

Nestled on the charming Beanfield Avenue in Coventry, this delightful end-terrace house offers a perfect blend of comfort and modern living. With bedrooms, this property is ideal for families or those seeking extra space. The through lounge provides ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The heart of the home is undoubtedly the extended L-shaped dining open plan refitted kitchen, which flows seamlessly to create a warm and inviting atmosphere, perfect for family meals or social occasions. The kitchen has been thoughtfully designed to meet contemporary standards, making it a joy to cook and entertain in with hob, oven & dishwasher!!

The property boasts two bathrooms, including a refurbished fully tiled bathroom that adds a touch of luxury to your daily routine. This feature is particularly advantageous for busy households, providing convenience and comfort for all.

Additionally, the house benefits from rear car access, leading to a timber garage, which offers secure storage for vehicles or additional space for hobbies.

With its appealing features and prime location, this property is a must-see. Viewing is highly recommended to fully appreciate the charm and potential this home has to offer. Don't miss the opportunity to make this lovely house your new home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL
3.48mx 1.65m

**DETACHED TIMBER
GARAGE**

CLOAKROOM
1.63m x 0.81m

**FRONT & ENCLOSED
REAR GARDEN**

THROUGH LOUNGE
7.04m x 3.15m

**VIEWING HIGHLY
RECOMMENDED**

**FULL WIDTH L
SHAPED DINING
ROOM OPEN PLAN
REFITTED**
3.78m x 2.51m & 2.69m x
2.03m

LANDING
2.26m x 0.97m

BEDROOM ONE
3.96m x 3.02m

BEDROOM TWO
3.12m x 3.02m

BEDROOM THREE
2.41m x 1.85m

**REFURBISHED FULLY
TILED BATHROOM
WITH SHOWER**
1.85m x 1.73m

Floor Plan



Total area: 780.00 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.

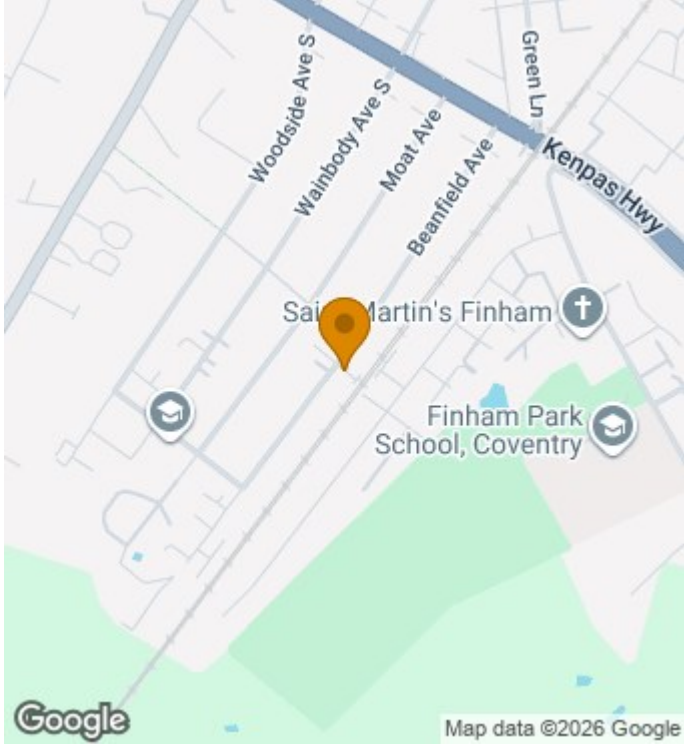
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

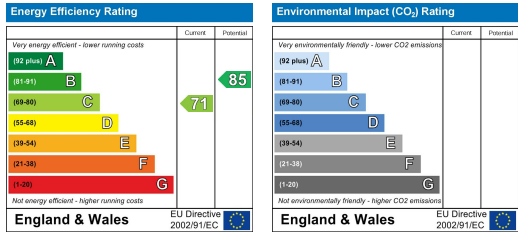
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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