



  
SHORTLAND  
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Holly Grove  
CV4 9EQ



# Holly Grove

## CV4 9EQ

Nestled in the charming area of Holly Grove, Coventry, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts two well-proportioned bedrooms, making it ideal for small families or professionals. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a tastefully decorated interior, ensuring that it is ready for you to move in without the need for any immediate renovations. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its conservatory, which provides a lovely additional space to enjoy the garden views or simply bask in natural light throughout the day.

For those who commute, the location is particularly advantageous, with the A45 Fletchamstead Highway just a short distance away, facilitating easy access to surrounding areas. Birmingham Airport is also conveniently located, being only a 13-minute drive, making travel a breeze.

Local amenities are plentiful, with Sainsbury's Supermarket nearby for your grocery needs, as well as the popular Wing-Wah Chinese Restaurant and various take-away options for those evenings when you prefer to dine out. The Village Hotel Health is also within reach, offering fitness and leisure facilities.

In summary, this property in Holly Grove is a wonderful blend of comfort, convenience, and style, making it a perfect choice for anyone looking to settle in Coventry. Don't miss the chance to make this lovely house your new home.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hall

Lounge

3.99m x 3.38m

Kitchen

4.32m x 2.51m

Conservatory

3.96m x 3.00m

### FIRST FLOOR

Bedroom One

4.32m x 3.00m

Bedroom Two

3.45m x 2.59m

Bathroom

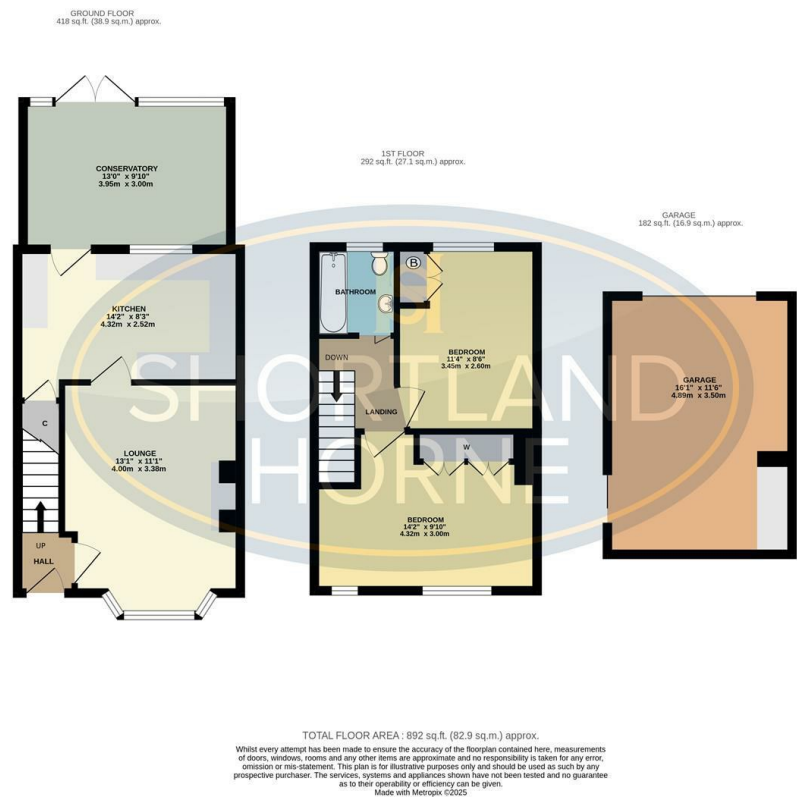
### OUTSIDE

Garage

4.90m x 3.51m



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

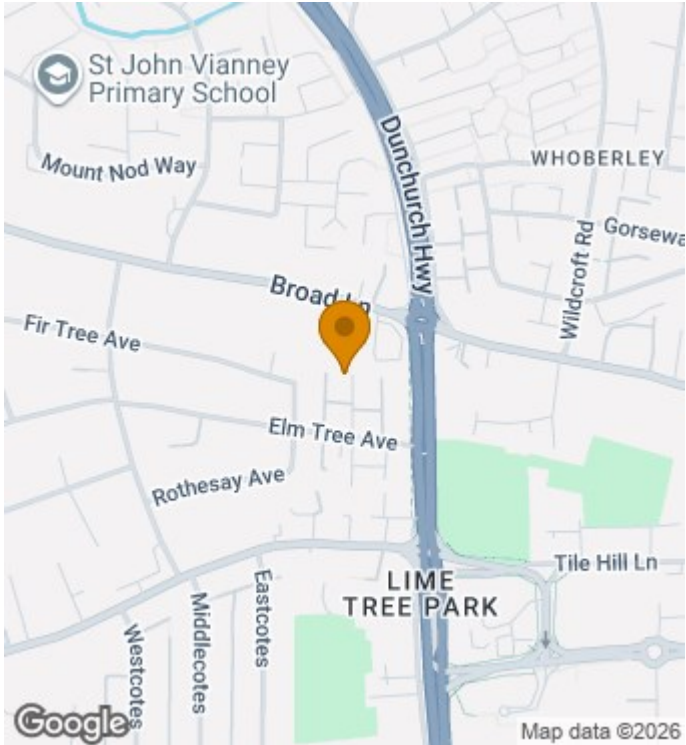
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

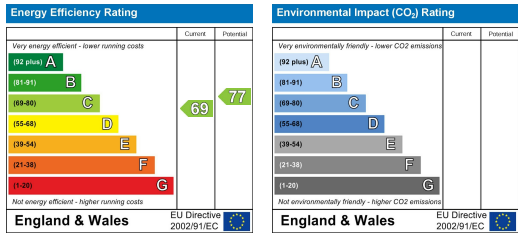
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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