
SHORTLAND
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Property Experts
Beechwood Avenue
Earlsdon CV5 6QG

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Welcome to this outstanding, larger than average top floor apartment, tucked away in a highly desirable cul-de-sac that offers peace and privacy. The spacious lounge and dining area is ideal for relaxing or entertaining friends, and the fitted kitchen has everything you need to whip up your favourite meals. There's a balcony with lovely views over gardens and the golf course, perfect for enjoying your morning coffee or unwinding after work. The property features a WC and shower room, and modern double glazing keeps things cosy, while electric storage heating adds to the comfort. You'll also benefit from off street parking (a real bonus in this area), and the apartment comes with a long lease and no onward chain, making it a straightforward move.

While the property would benefit from some modernisation, it offers fantastic potential for buyers looking to put their own stamp on a home. Whether you're a first-time buyer, downsizer or investor, this apartment is a great opportunity in a sought-after location. EPC rating is to be confirmed. Don't miss your chance to view – this is a rare find with lots to offer.

Additional Information - The property is leasehold for a term of 999 years from

selling quality
property since 1995

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Dimensions

HALLWAY
1.07m x 3.53m

KITCHEN
2.90m x 3.10m

LIVING ROOM
4.04m x 5.89m

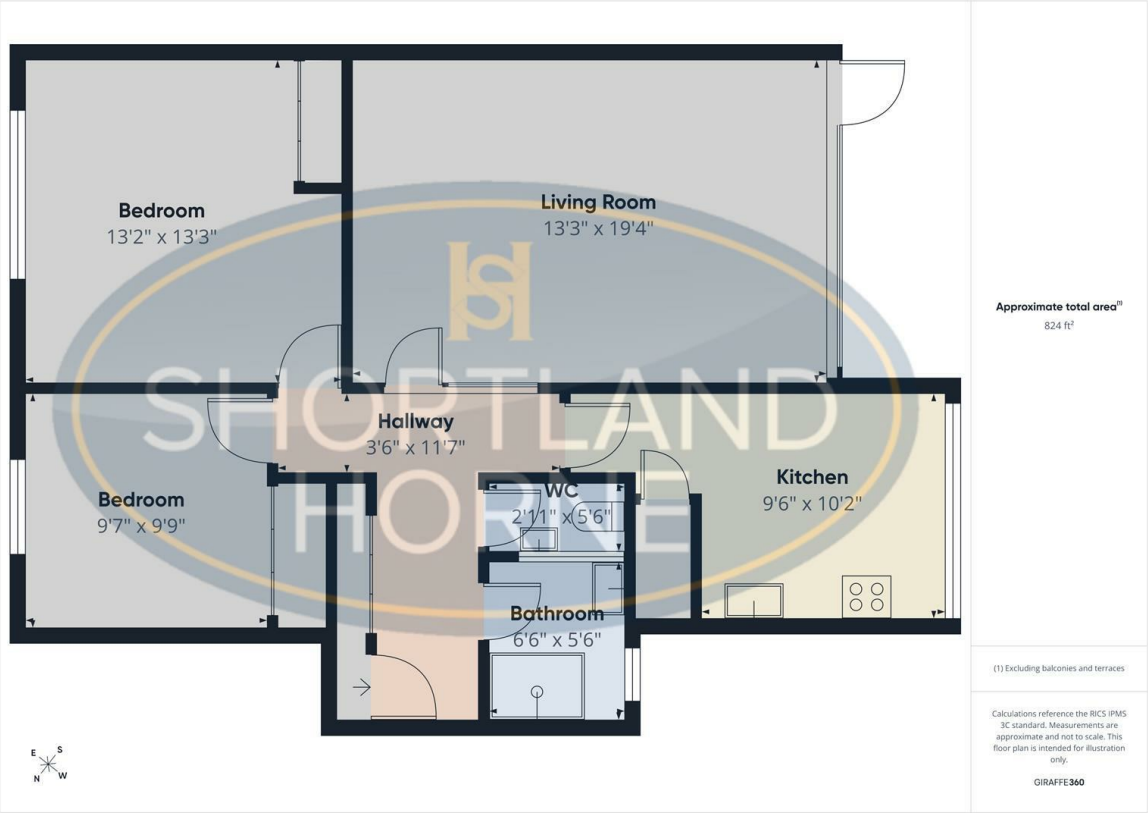
BEDROOM
4.01m x 4.04m

BEDROOM
2.92m x 2.97m

SHOWER ROOM
1.98m x 1.68m

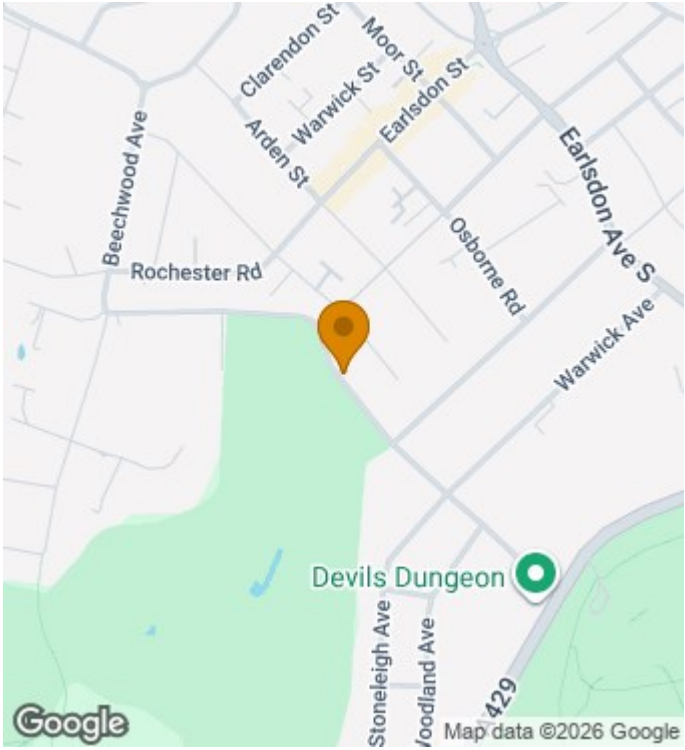
WC
0.89m x 1.68m

Floor Plan

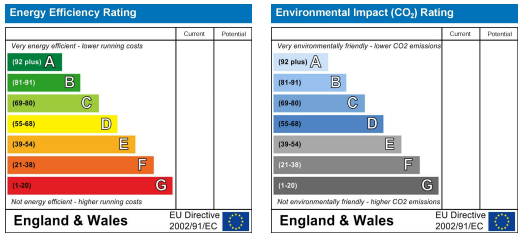


Total area: 824.00 sq ft

Location Map



EPC



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 ccordance 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.

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