




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Kenpas Highway
CV3 6PB

Kenpas Highway

CV3 6PB

* SUPERIOR EXTENDED THREE BEDROOM SEMI DETACHED FAMILY * CATHCMENT FOR FINHAM PARK SCHOOL * MODERN, SPACIOUS & WELL PLANNED ACCOMMODATION * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS * SPACIOUS LOUNGE TO DINING ROOM WITH SUPERB CONSERVATORY TO REAR * EXTENDED MODERN FITTED KITCHEN *

A fantastic opportunity to purchase this modern and extended three-bedroom semi detached family home set in the highly desirable area of Kenpas Highway, Finham. Within easy reach of Finham Park school and great road links via the A45 and A46 making commuting to Birmingham and motorway links (M6, M42, M40, M69) easy. The property is also conveniently located close to Coventry City Centre and Coventry Memorial Park.

In brief the ground floor accommodation comprises of; Storm Porch, Entrance Hallway, Lounge Leading to a Separate Dining Room and a Super Extended Modern Fitted Kitchen with a range of wall and base units, integrated oven and electric hob as well as space for further appliances. The ground floor accommodation also benefits from a large well maintained Conservatory and a W/C.

On the first floor there are three spacious bedrooms (bedroom two has the benefit of a bay window and fitted wardrobes) and a modern shower room.

Externally to the front of the property you will find a driveway with ample space for parking several vehicles and to the rear you will find a delightful large south west facing garden mainly laid to lawn with mature shrubs and trees as well as an outbuilding (previously the garage)

Shortland Horne strongly suggest and internal viewing to appreciate what this wonderful property has to offer.

selling quality
property since 1995









Dimensions

Storm Porch

Entrance Hall

Lounge

3.58m x 3.21m

Dining Room

3.50m x 3.39m

Fitted Kitchen

6.42m (max) x 3.32m
(max)

Conservatory

4.14m x 2.89m

W/C

FIRST FLOOR

Bedroom One

3.50m x 3.41m

Bedroom Two

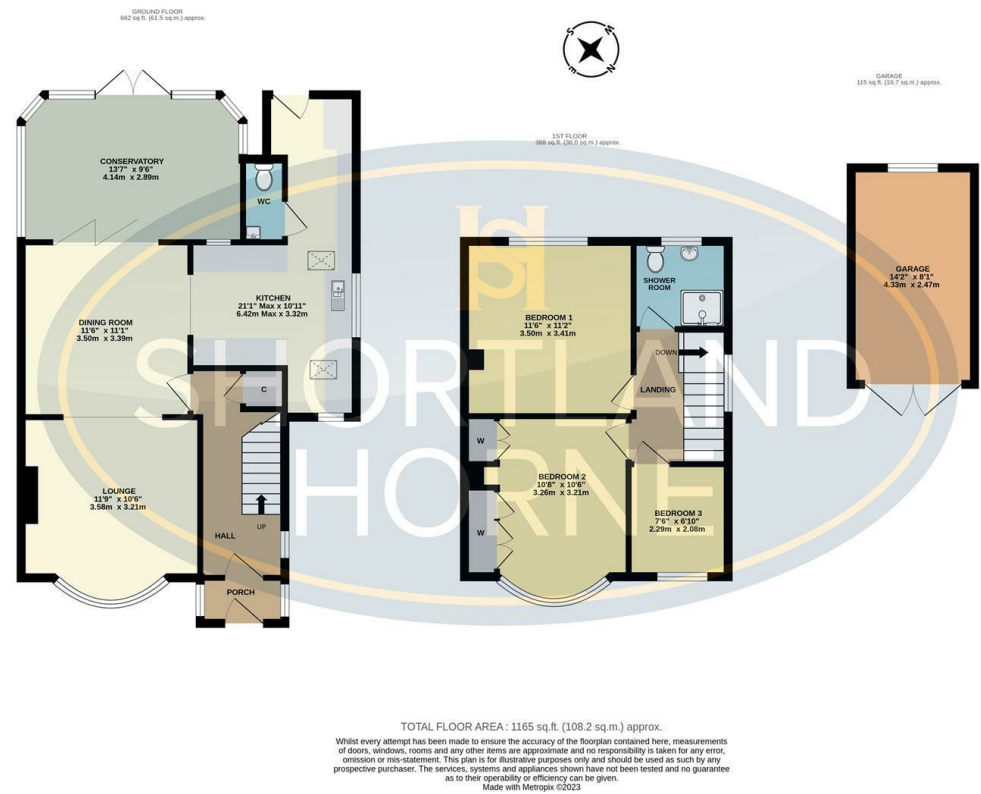
3.26m x 3.21m

Bedroom Three

2.29m x 2.08m

Shower Room

Floor Plan



Total area: 1165.00 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

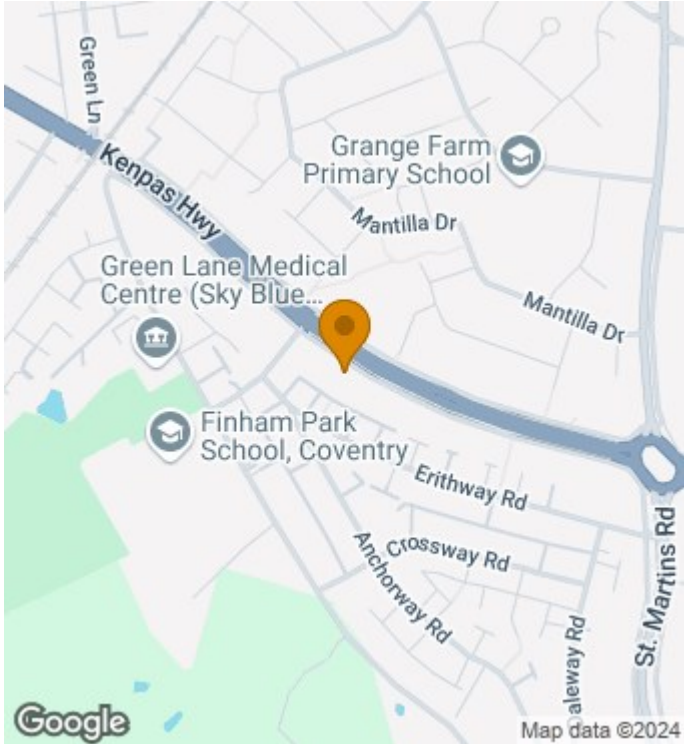
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

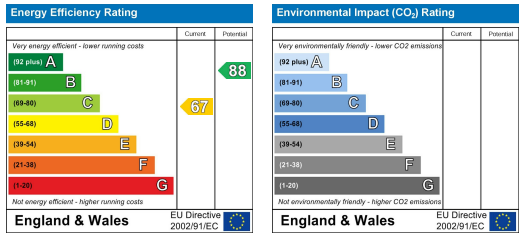
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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