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SHORTLAND HORNE  
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FOR SALE

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SHORTLAND HORNE

Arden Street  
Earlsdon CV5 6FD



## Arden Street CV5 6FD

Set on one of Coventry's prime residential roads, this super four bedroom detached has been beautifully designed to a very high standard by the current owners to provide the perfect family home. This property is a stones throw away from the very popular Earlsdon High street and within close proximity to The War Memorial Park, Coventry City Centre, Coventry Train Station and King Henry VIII school.

Briefly the accommodation comprises of the entrance hallway, a lounge with a beautiful bay window, there is a 17 ft dining room with double doors leading out to the garden. The kitchen has a full range of high quality wall and base units with built in appliances and Granite work surfaces. The ground floor also features a utility room with space for a washing machine and a downstairs shower room.

On the first floor you will find a family bathroom, two double bedrooms with one of the bedrooms featuring en-suite facilities and a single bedroom. Rising to the second floor you will be greeted by a very spacious double bedroom with a lovely skylight and eaves storage.

Outside the fore garden is mainly laid with mono block paving providing parking for up to three cars, secured behind cast iron electric gates and the attractive rear garden is laid with low maintenance artificial grass and a patio area ideal for entertaining all year round.

selling quality  
property since 1995















## Dimensions

**GROUND FLOOR** 4.95m x 5.26m

Entrance Hallway

Living Room  
4.29m x 3.38m

Dining Room  
3.18m x 5.26m

Kitchen  
3.43m x 2.82m

Utility

Shower Room

### FIRST FLOOR

Bedroom Two  
3.71m x 3.35m

En-Suite

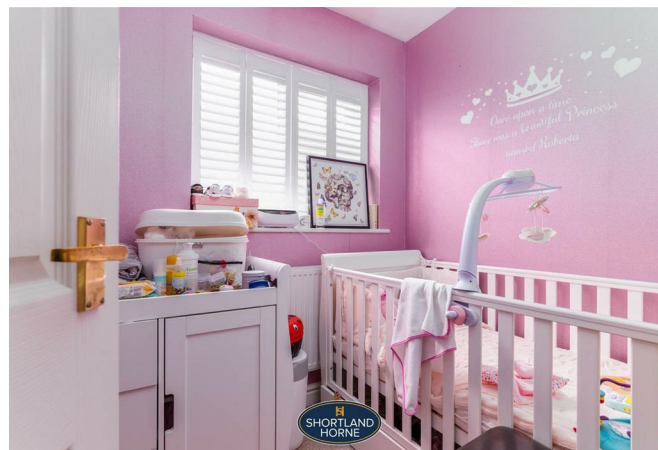
Bedroom Three  
3.76m x 3.15m

Bedroom Four  
1.75m x 2.01m

Family Bathroom  
1.98m x 2.82m

### SECOND FLOOR

Bedroom One



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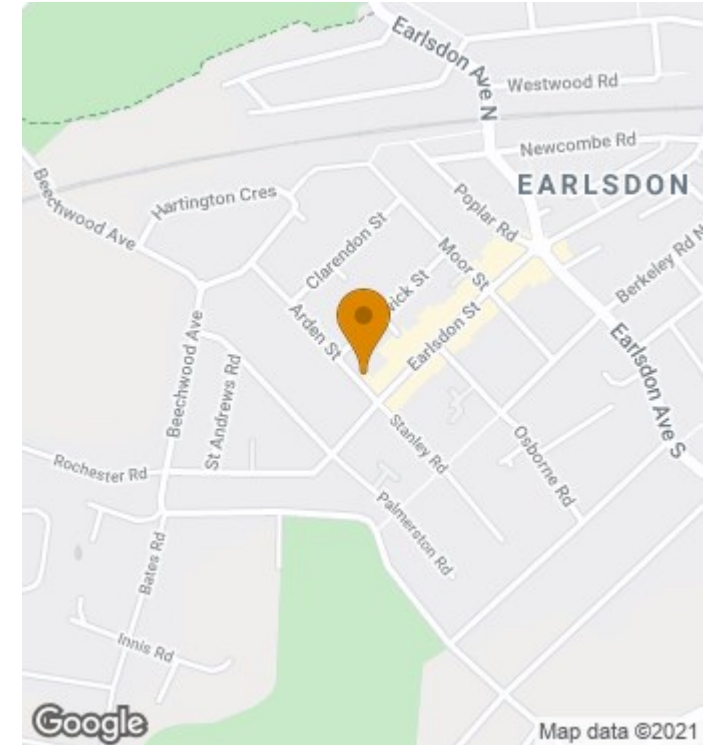
# Floor Plan



Total area: approx. 118.8 sq. metres (1278.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

# Location Map



## Total area: 1278.30 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

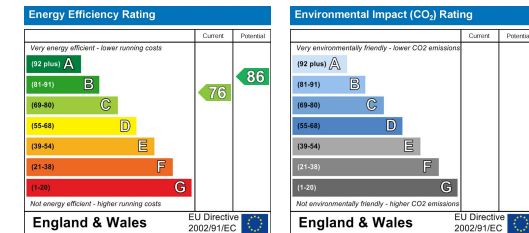
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

## EPC



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