




SHORTLAND
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Coniston Road
Earlsdon CV5 6GU

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NEWLY RENOVATED FAMILY HOME SET IN THE HEART OF EARLSDON WITHIN WALKING DISTANCE TO COVENTRY CITY CENTRE, COVENTRY TRAIN STATION & EARLSDON HIGH STREET.

This beautifully presented three bedroom end of terrace property is conveniently positioned to all local amenities and schools with the ground floor offering an oak floored entrance hallway with doors leading off to a spacious oak floored lounge/diner with feature gas fire place, quality modern fitted breakfast kitchen with integrated oven with gas hob and space for a fridge/freezer, washing machine and dishwasher.

On the first floor you will find a family bathroom and three generously sized double bedrooms.

Outside to the front is a low maintenance garden and to the rear is a fully enclosed low maintenance walled south facing garden.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Hall

Lounge

12'3 x 10'11

Dining Room

3.76m x 3.43m

Kitchen

5.49m 2.44m x 2.87m

FIRST FLOOR

Bedroom

3.76m x 4.45m

Bedroom

3.76m x 2.64m

Bedroom

3.63m x 2.74m

Family Bathroom

Floor Plan

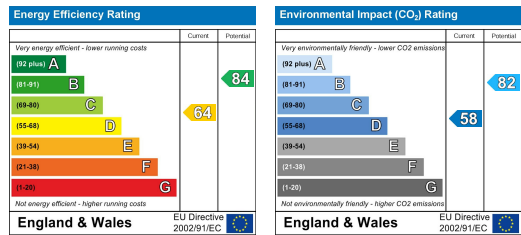


Total area: approx. 99.2 sq. metres (1067.9 sq. feet)
7 Coniston Road, Coventry

Location Map



EPC



Total area: 1067.90 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.



☎ 02476 222 123

✉ sales@shortland-horne.co.uk

📍 @ShortlandHorne

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Shortland Horne Residential Sales and Lettings
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

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