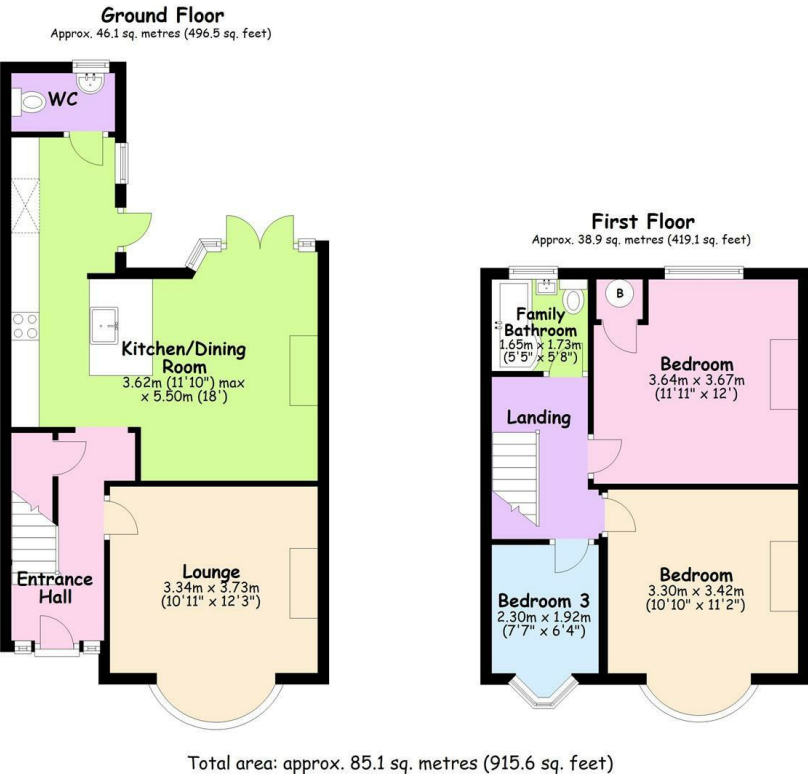


Floor Plan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Grayswood Avenue
Coundon CV5 8HP



£260,000 | Bedrooms 3
Bathrooms 1

EXTENDED SPACIOUS TRADITIONAL DOUBLE BAY FRONTED FAMILY HOME.

This beautiful three bedroom end terrace property has been tastefully decorated throughout and is conveniently positioned to all local amenities including Coundon Court School & St Christopher's Primary School, Bus Routes, Shops and Birmingham Airport.

The ground floor offers a minton tiled entrance hall, a lounge with feature gas fire place, an extended open plan breakfast kitchen diner with integrated dishwasher, washing machine, Oven with five ringed gas hob and space for an American fridge/freezer there is also a downstairs W/C.

On the first floor you will find a family bathroom, two double bedrooms and a single bedroom.

Outside to the front is a block paved driveway provided space for up to two cars and a rear west facing landscaped garden.



GROUND FLOOR		Bedroom Two	10'10 x 11'2
Entrance Hall		Bedroom Three	7'7 x 6'4
Lounge	10'11 x 12'3	Family Bathroom	5'5 x 5'8
Open Plan Kitchen/Diner	11'10 x 18		
W/C			
FIRST FLOOR			
Bedroom One	11'11 x 12		