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Grayswood Avenue  
Chapelfields CV5 8HN



## Grayswood Avenue CV5 8HN

SPACIOUS EXTENDED FAMILY HOME  
WITHIN WALKING DISTANCE TO  
LOCAL SCHOOLS, SHOPS AND LOCAL  
BUS ROUTES.

This beautiful three bedroom end of terraced home has been cleverly extended to provide more space for the modern family.

The ground floor offers an entrance porch way, original tiled hallway, a generously sized lounge/diner, extended open plan kitchen/diner with integrated oven with induction hob and space for a washing machine, dishwasher and an american fridge/freezer.

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

Outside to the front of the property is a walled low maintenance garden and to the rear is a fully enclosed well established garden with rear access.

**selling quality**  
property since 1995















## Dimensions

### GROUND FLOOR

#### Porchway

#### Entrance Hallway

3.78m x 1.83m

#### Lounge/Diner

7.59m x 3.40m

#### Kitchen/Diner

4.88m x 4.98m

### FIRST FLOOR

#### Bedroom One

4.09m x 3.10m

#### Bedroom Two

3.33m x 3.35m

#### Bedroom Three

3.34 x 3.31

#### Shower Room

1.80m x 1.78m



# Floor Plan



Total area: approx. 91.9 sq. metres (989.2 sq. feet)

### 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.

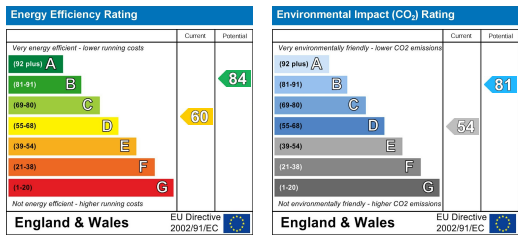
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

# Location Map



# EPC



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