

Floor Plan



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.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.

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.



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visit: shortland-horne.co.uk

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follow us  

Ivybridge Road
Styvechale CV3 5PH



£415,000 Offers over | Bedrooms 5 Bathrooms 2

A BEAUTIFUL 1681SQFT EXTENDED SEMI-DETACHED FAMILY HOME WITH A DELIGHTFUL LARGE LANDSCAPED GARDEN.

Ivy Bridge Road is firmly established as one of the most favoured locations in the city and is close to the train station, War Memorial Park and within easy reach to St Thomas More Catholic Primary and Howes Primary Schools. The house has gas fired central heating and double glazing with the ground floor offering a front lounge with a feature gas fire place, a superbly extended family room/diner which runs on to a very generous conservatory overlooking the garden, an extended modern fitted kitchen with integrated 2 AEG Steam ovens, integrated microwave, gas hob, larder fridge, integrated dishwasher. There is also a Study/Bedroom Five, a wet room and access to the integral garage.

On the first floor you will find a family bathroom, a W/C and four double bedrooms with three of the bedrooms featuring built in wardrobes.

To the front of the property is a tarmac driveway providing parking for a couple of vehicles with access to the garage and to the rear is an especially attractive garden; well designed for the children; it sets off the house to its best advantage.

We strongly recommend an early inspection; the house is an exceptional example of its type.



GROUND FLOOR

Hallway	
Living Room	12'1 x 11'10
Snug	10'1 x 11'3
Dining Room	7'6 x 7'8
Kitchen	18'2 x 6'9
Study/Bedroom Five	12'2 x 7'4
Wet Room	

Integral Garage

FIRST FLOOR

Bedroom One	12'1 x 11'10
Bedroom Two	10'1 x 11'10
Bedroom Three	20'5 x 6'7
Bedroom Four	11'10 x 8'3
Bathroom	8'4 x 5'2
W/C	

26'1 x 7'7