
SHORTLAND HORNE
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SHORTLAND HORNE
Highland Road
Earlsdon CV5 6GR

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* WELL PRESENTED & ELEVATED VICTORIAN TERRACE * WELL PLANNED FAMILY ACCOMMODATION * BAY WINDOWED THROUGH LOUNGE/ DINING ROOM * BREAKFAST KITCHEN * 3 DOUBLE BEDROOMS & FIRST FLOOR BATHROOM * VIEWING HIGHLY RECOMMENDED

Nestled along the charming Highland Road in the desirable area of Earlsdon, Coventry, this deceptively spacious Victorian terraced house offers a delightful blend of character and modern living. With three generously sized double bedrooms, and first floor bathroom, this property is perfect for families or those seeking extra space.

The property has been well maintained by the family with gas central heating and double glazed windows, backing onto Coniston Road gardens and not the railway line !!

As you enter, you are welcomed by a storm porch entrance to entrance hall with minton tiled floor to the bay-windowed through lounge that bathes the room in natural light, creating a warm and inviting atmosphere. This leads seamlessly into a well-appointed breakfast kitchen, ideal for casual dining and entertaining. The layout is both practical and appealing, making it a wonderful space for everyday living overlooking the rear garden providing a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

With its prime location in Earlsdon, residents will benefit from a vibrant community atmosphere, with local shops, cafes, and parks just a short stroll away and well-connected to Coventry city centre, making it an ideal choice for commuters.

Viewing of this charming home is highly recommended to fully appreciate its unique features and the lifestyle it offers. Don't miss the opportunity to make this delightful Victorian terrace your new home.

selling quality
property since 1995




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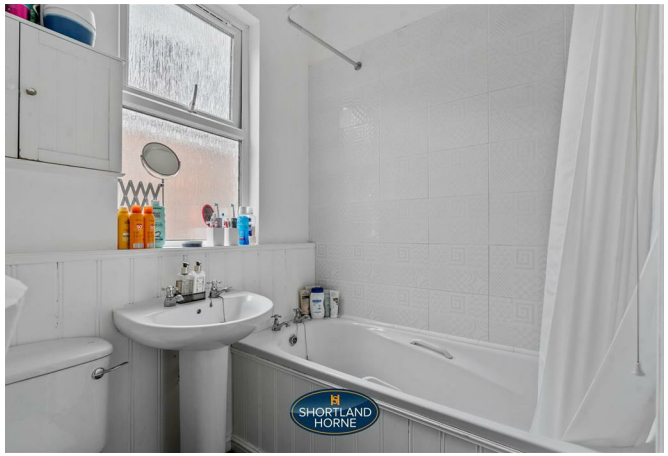

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Dimensions

STORM PORCH

ENTRANCE HALL

BAY WINDOWED LOUNGE
4.45m x 3.30m

DINING ROOM
4.11m x 3.45m

BREAKFAST KITCHEN ROOM
5.66m x 2.87m

LANDING

BEDROOM ONE
3.76m x 3.76m

BEDROOM TWO
3.73m x 2.67m

BEDROOM THREE
3.73m x 2.87m

BATHROOM
1.80m x 1.73m

FRONT & ENCLOSED REAR GARDEN

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Floor Plan



Total area: approx. 99.0 sq. metres (1066.1 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.

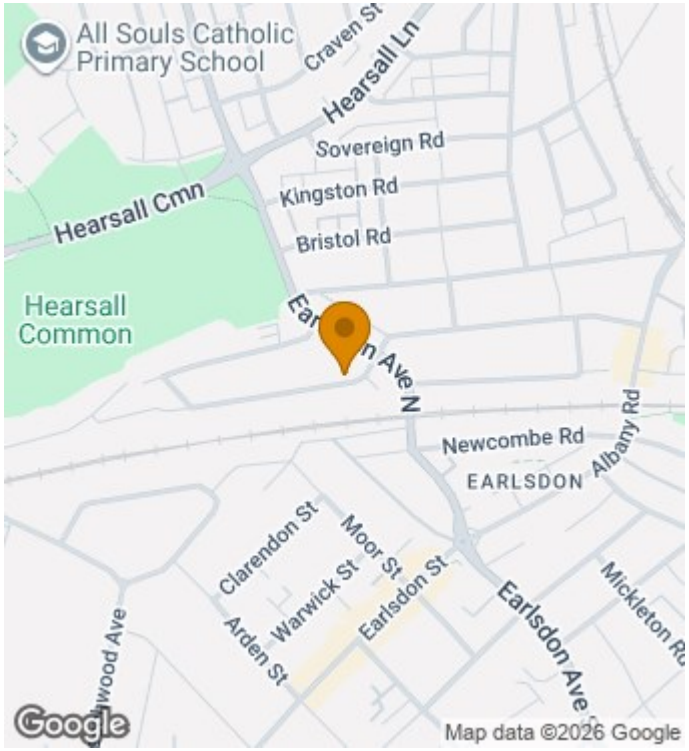
Total area: 1066.00 sq ft

Disclaimer

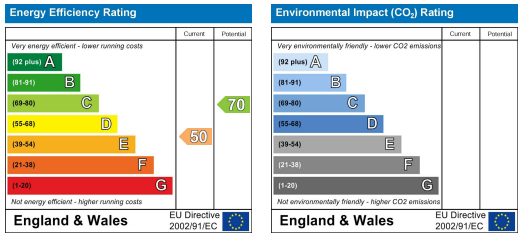
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 ccordance 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.

Location Map



EPC



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