
SHORTLAND HORNE
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Silverdale Close
CV2 1QE

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* 3 BEDROOM SEMI * IN NEED OF REDORATION & REFURBISHMENT * OCCUPIED FROM NEW * SOLAR PANELS, GAS CH & DOUBLE GLAZED * DIRECT ACCESS LONG DRIVEWAY TO BRICK GARAGE * NO UPWARD CHAIN

Nestled in a pleasant cul de sac setting along Silverdale Close, Aldermans Green, Coventry, this three-bedroom semi-detached house presents an excellent opportunity for those looking to make their mark on a property. Having been occupied since its construction, the home is now in need of redecoration and refurbishment allowing you to personalise the space to your taste and style.

One of the standout features of this property is the potential energy efficiency offered by the solar panels, which are owned, providing an eco-friendly option for energy consumption and having gas central heating installed in 2020 as well as double glazed windows. The house boasts direct access to a long driveway, leading to a brick garage, ensuring ample parking and storage space.

Importantly, this property comes with no upward chain, making the buying process smoother and more straightforward. Whether you are a first-time buyer or family looking to invest, this house offers a fantastic canvas for your vision. With its prime location and potential for enhancement, it is a must-see for anyone seeking a family home in Coventry.

selling quality
property since 1995




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Dimensions

STORM PORCH

NO UPWARD CHAIN

ENTRANCE HALL

THROUGH LOUNGE/
DINING ROOM
7.32 x 3.60

GOOD SIZED
KITCHEN
2.85 x 2.70

LANDING

BEDROOM ONE
3.60 x 3.10

BEDROOM TWO
3.13 x 3.13

BEDROOM THREE
2.50 x 2.35

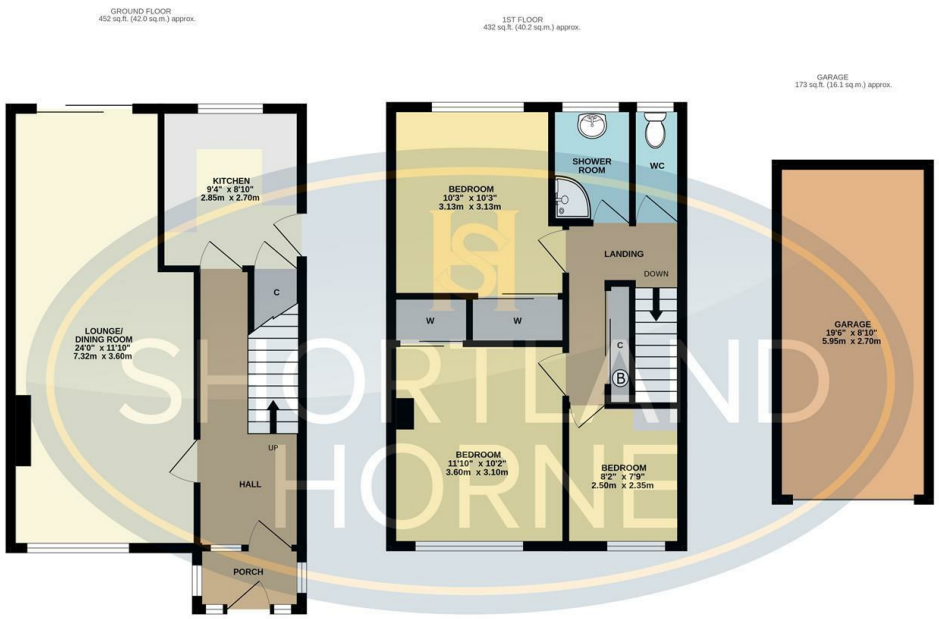
FULLY TILED
SHOWER ROOM

DIRECT ACCESS
LONG DRIVEWAY TO
BRICK BUILT GARAGE
5.95 x 2.70

FRONT & FULLY
FENCED REAR
GARDEN

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Floor Plan



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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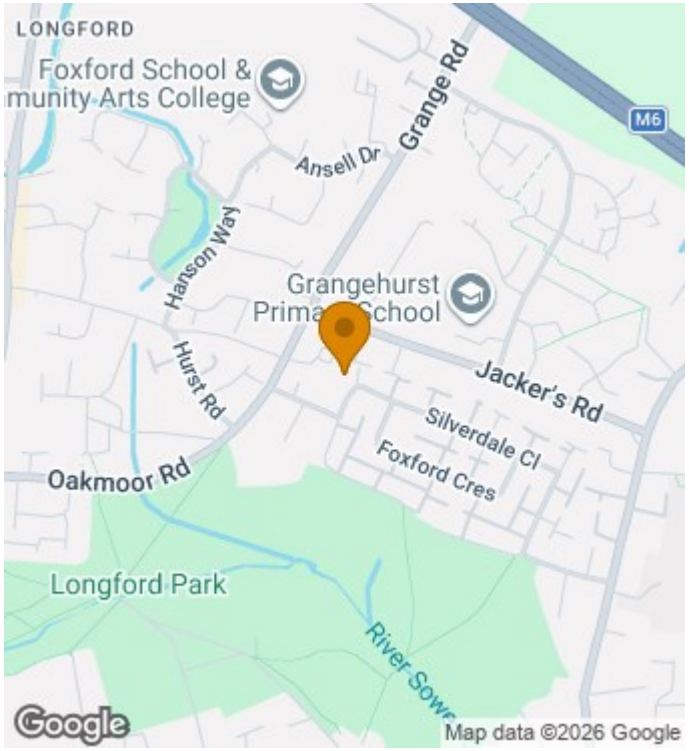
Total area: 1058.00 sq ft

Disclaimer

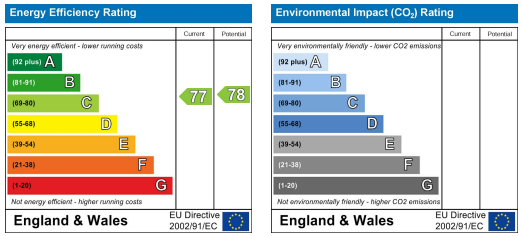
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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