

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(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.

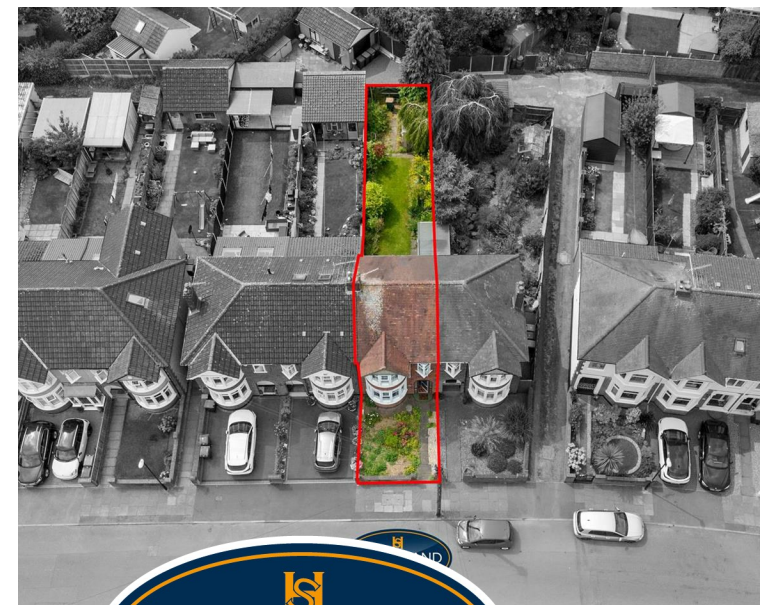
Appliances

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.



Shortland Horne Coventry City Centre
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call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Overslade Crescent
CV6 2AW



£220,000 Offers Over | Bedrooms 3 Bathrooms 1

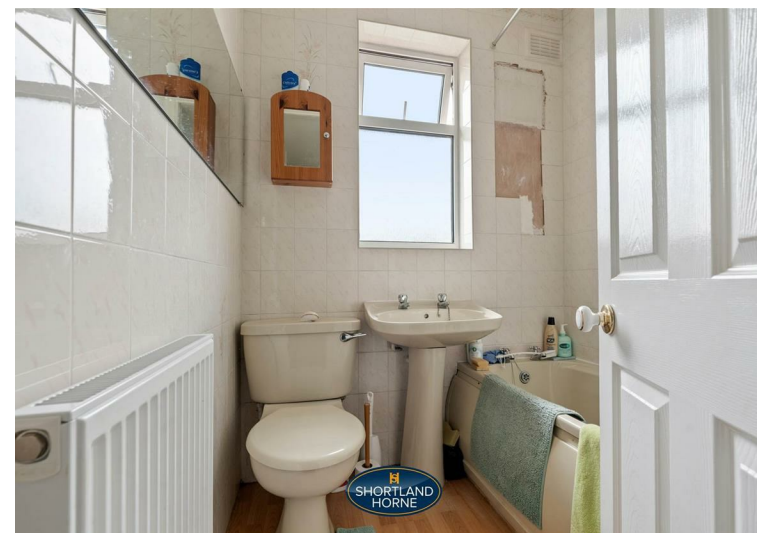
Nestled in the charming Overslade Crescent of Coventry, this mid terrace house is a true gem waiting to be discovered. Boasting one reception room, three bedrooms, and a bathroom, this property offers a delightful living space for you and your family.

As you step inside, you are greeted by a welcoming main entrance hallway that leads to a cosy lounge with feature fire. The dining room is perfect for hosting gatherings, while the well fitted kitchen is a chef's dream, equipped with a range of floor and wall mounted units and space for appliances.

Venturing to the first floor, you will find two double bedrooms with one having built in wardrobes, a good-sized single bedroom, and a family bathroom. The property is fitted with double glazing and gas central heating, ensuring comfort all year round.

Outside, the front and rear gardens offer a tranquil retreat. The front garden is paved and graveled offering low maintenance, while the rear garden boasts a large lawned area and two brick built storage areas.

Offered with no upward chain, this property presents a fabulous opportunity to own a much-loved home in a sought-after area. An internal inspection is highly recommended to fully appreciate the charm and potential this property holds. Don't miss out on making this house your own slice of paradise in Coventry.



GROUND FLOOR

Entrance Hallway

Lounge

Dining Room

Kitchen

FIRST FLOOR

Bedroom

Bedroom

Bedroom

Bathroom

11'8 x 10'8

11'8 x 10'4

12'2 x 9'4

11'8 x 7'9

11'9 x 10'4

8'9 x 6'7