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The Chesils  
Styvechale CV3 5BN

# The Chesils

## CV3 5BN

AN EXECUTIVE FAMILY HOME SET OVER THREE LUXURIOUS FLOORS, IN THE SOUGHT AFTER LOCATION OF THE CHESILS, POSITIONED ON A VERY GENEROUS PLOT CLOSE TO COVENTRY TRAIN STATION WITH OVER 2500 SQFT OF LIVING SPACE.

The Chesils is firmly established as one of the most favoured locations in the city. It is close to the train station, War Memorial Park and within easy reach to St Thomas More catholic primary and both Finham Park Schools.

The ground floor offers a grand entrance hallway with doors leading off to a very useful W/C, an integral garage, dining room with a feature gas fireplace, a study with fitted drawers and cupboards, a lounge with a gas fireplace and sliding patio doors running out to a conservatory overlooking the beautiful garden, a brilliant 16ft open plan kitchen diner with a feature island, a dishwasher and space for a range master cooker and American fridge/freezer. Running off the kitchen is a good size utility with a second sink.

On the first floor you will find a luxury family bathroom with a jacuzzi bath and large walk in shower. There are five bedrooms, four generously sized double bedrooms with the bigger bedroom having an en-suite shower room and a single bedroom. Four of these bedrooms also come equipped with built in furniture.

You are then greeted by another staircase leading you up to the second floor which boasts a further bedroom/playroom with lots of storage within the eaves.

Outside to the front of the property is a large block paved driveway providing parking for several vehicles with access to a garage with electric door and to the rear there is a fully enclosed private (not overlooked) mature landscaped garden with patio areas ideal for entertaining and a bricked shed for extra storage.

This delightful property also comes with fitted privately owned solar panels and an electric car charger.



selling quality  
property since 1995





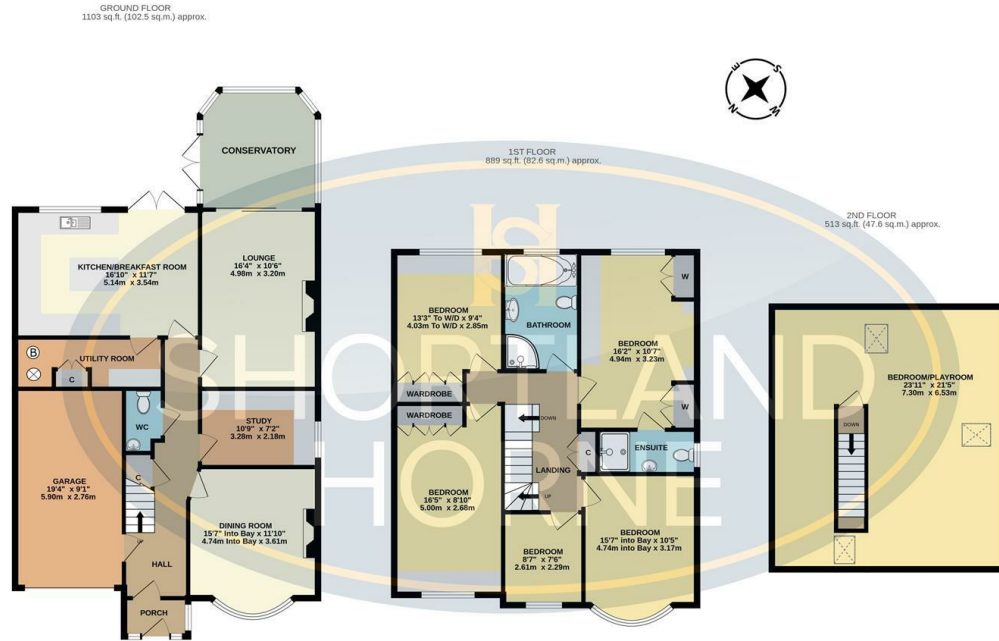




## Dimensions

<b>GROUND FLOOR</b>	<b>Bedroom One</b> 4.93m x 3.23m
<b>Porch</b>	<b>En-Suite</b>
<b>Entrance Hallway</b>	<b>Bedroom Two</b> 5.00m x 2.69m
<b>Dining Room</b> 4.75m x 3.61m	<b>Bedroom Three</b> 4.04m x 2.84m
<b>Study</b> 3.28m x 2.18m	<b>Bedroom Four</b> 4.75m x 3.18m
<b>Lounge</b> 4.98m x 3.20m	<b>Bedroom Five</b> 2.62m x 2.29m
<b>Conservatory</b>	<b>Bathroom</b>
<b>Kitchen/Breakfast Room</b> 5.13m x 3.53m	<b>SECOND FLOOR</b>
<b>Utility Room</b>	<b>Bedroom Six</b> 7.29m x 6.53m
<b>W/C</b>	
<b>Garage</b> 5.89m x 2.77m	
<b>FIRST FLOOR</b>	

# Floor Plan



TOTAL FLOOR AREA: 2505 sq.ft. (232.8 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: 2505.00 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 Home.

**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 Home 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

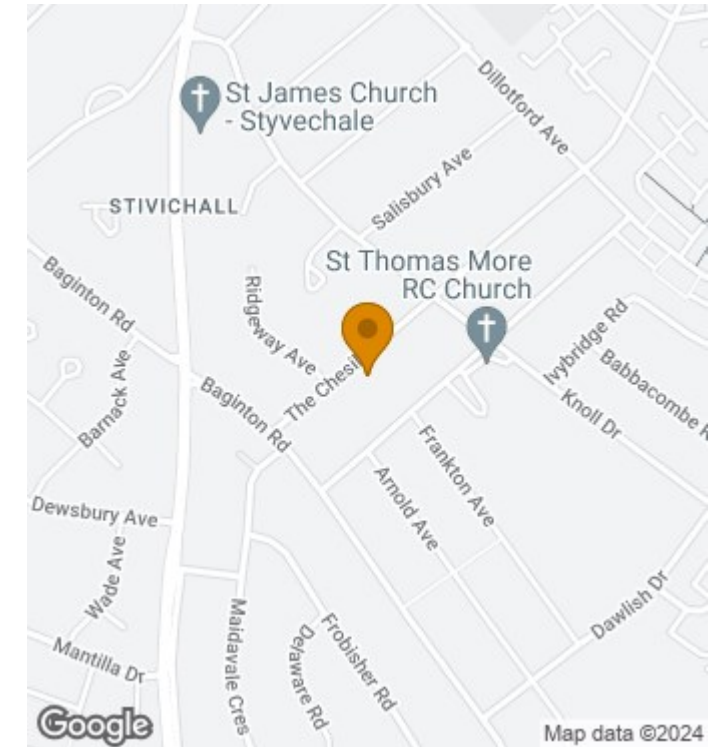
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

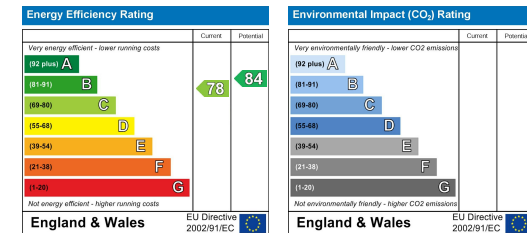
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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



Trusted Property Experts

02476 222 123

sales@shortland-home.co.uk

shortland-home.co.uk

@ShortlandHome

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