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Knoll Drive  
CV3 5BU

# Knoll Drive

## CV3 5BU

A superb opportunity to purchase a six bedroom semi-detached home set on a super plot which has been vastly extended and improved by the current owners. The property is located in one of Coventry's most sought after residential roads, within close proximity to The Memorial Park, King Henry VIII School, Coventry Train station and within easy road links to Coventry City Centre.

This wonderful property offers a storm porch, a spacious entrance hallway with doors leading off to a study, a fully modern fitted breakfast kitchen with space for appliances and a very useful W/C. The lounge is a lovely size with a window overlooking the back garden, there is also a separate dining room which runs out to a sun room with doors opening out to the beautiful garden.

On the first floor you will find a family bathroom and four bedrooms, three in which are doubles benefitting from built in wardrobes and the fourth one is a good size single. There is a further staircase off the landing that leads you up to a further two double bedrooms with eaves storage.

The property is positioned on a very generous plot with a newly laid tarmac driveway allowing parking for 4 cars and a useful side gate which leads you to a bike/bin store. To the rear there is a much larger than average, well established, fully enclosed private garden which is mainly laid to lawn and has mature shrubs and trees and access to double shed for extra storage.

Shortland Horne strongly suggest an internal viewing to appreciate this wonderful home.



selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Storm Porch

Entrance Hallway

Kitchen

3.68m x 3.10m

Study

4.19m x 2.41m

Lounge

6.32m x 4.29m

Dining Room

3.94m x 3.66m

Sun Room

4.50m x 2.39m

W/C

### FIRST FLOOR

Bedroom One

4.29m x 3.94m

Bedroom Two

3.94m x 3.66m

Bedroom Three

3.68m x 2.41m

Bedroom Four

3.10m x 1.68m

Bathroom

### SECOND FLOOR

Bedroom Five

4.29m x 2.41m

Bedroom Six

3.66m x 3.30m

# Floor Plan



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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: 2094.00 sq ft

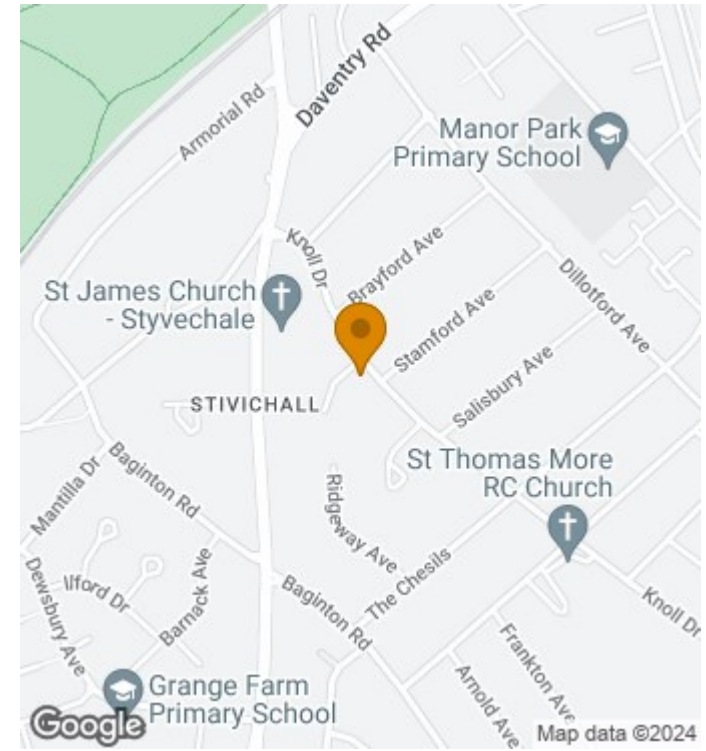
**Disclaimer**

**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

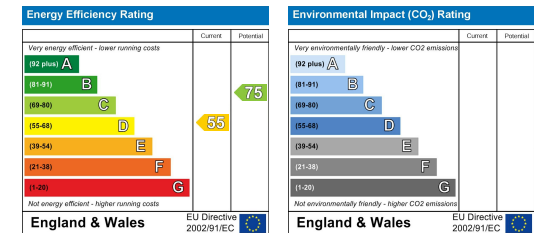
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# Location Map



# EPC



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