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SHORTLAND HORNE
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FOR SALE


SHORTLAND HORNE

Trusted
Property Experts


SHORTLAND HORNE

Hiron Croft
Cheylesmore CV3 6HU



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* THREE BEDROOM DOUBLE BAYED SEMI * PLEASANT CUL DE SAC SETTING * WITHIN WALKING DISTANCE OF WAR MEMORIAL PARK & COVENTRY RAILWAY STATION * GAS CH & DOUBLE GLAZED * THROUGH LOUNGE * BREAKFAST KITCHEN EXTENSION* SHOWER ROOM & DOWNSTAIR WC * DIRECT ACCESS ATTACHED GARAGE * NO UPWARD CHAIN

Nestling in a cul de sac setting and to be sold with no upward chain, here is a double bayed 3 bedroom semi detached house. The property has been well maintained however offers excellent potential by way of certain updating however with gas central heating and double glazed windows.

The property occupies a sought after location within walking distance of the War Memorial Park and Coventry Railway Station as well as the Daventry Road shopping parade and King Henry VIII Grammar school.

The property incorporates to the ground floor Storm porch entrance to Entrance hall, Bay windowed through lounge, Breakfast kitchen extension with light oak effect fronted units, Rear lobby/ wc. To the first floor Landing, 3 well proportioned bedrooms one with full length smoked mirrored fronts, Shower room.

The house has direct car access via double width pavior driveway to the attached garage and enjoys a private & enclosed lawn rear garden with greenhouse & hidden away garden shed.





Coventry Train Station





Dimensions

STORM PORCH

**VACANT POSSEION
WITH NO UPWARD
CHAIN**

ENTRANCE HALL

THROUGH LOUNGE

7.52 x 3.61

**BREAKFAST KITCHEN
EXTENSION**

4.61 x 2.84

LOBBY/ CLOAKROOM

LANDING

BEDROOM ONE

3.66 x 3.29

BEDROOM TWO

2.75 x 2.17

BEDROOM THREE

2.75 x 2.17

SHOWER ROOM

**DIRECT ACCESS TO
ATTACHED GARAGE**

4.91 x 2.33

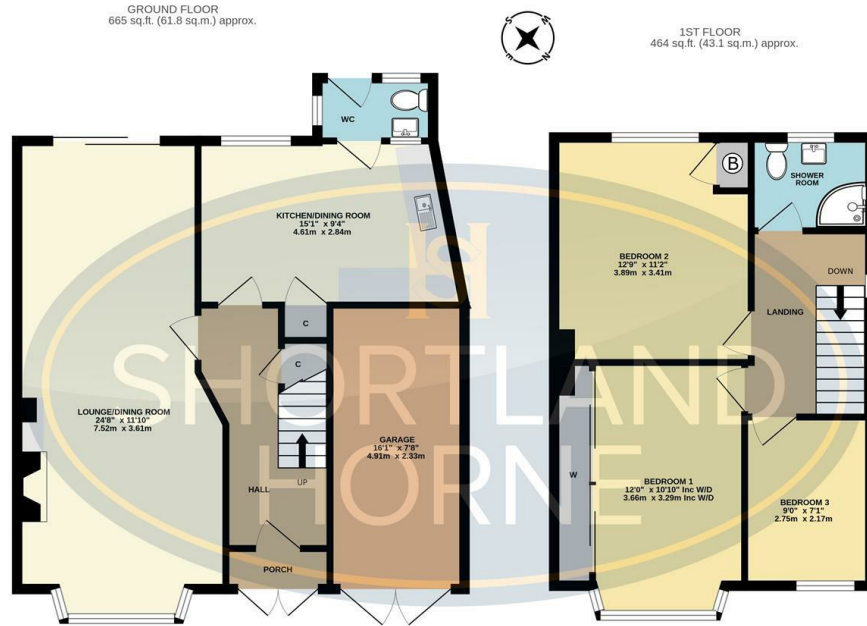
**OPEN PLAN LAWN
FOREGARDEN**

**ENCLOSED PRIVATE
REAR GARDEN**



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Floor Plan



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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: 1129.00 sq ft

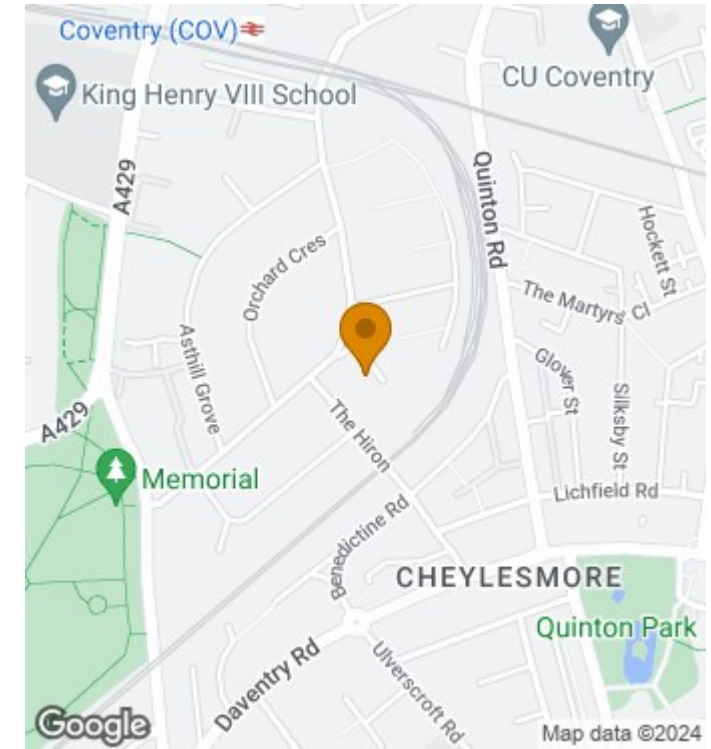
Disclaimer

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

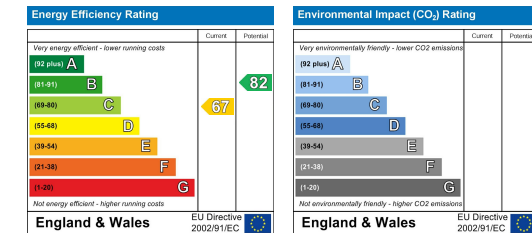
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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