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Stivichall Croft
CV3 6GN

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A WONDERFUL OPPORTUNITY TO PURCHASE A SUPER FAMILY HOME SET IN THE HIGHLY SOUGHT AFTER LOCATION OF STIVICHALL CROFT WITH FURTHER SCOPE FOR DEVELOPMENT (STPC)

This most impressive extended five bedroom detached home ideal for a family with over 1800.00sqft of living space situated in the desirable and exclusive location of Stivichall Croft, Stivichall.

Stivichall Croft is ideally placed being within walking distance of Coventry train station that has direct routes to Birmingham New Street and is also an hours journey to London Euston Station. The property is also in walking distance to the War Memorial Park and a short distance into Coventry City Centre where there is a range of high street shops. This beautiful property has been extended and improved by the current owners which provides more comfortable family living.

The property is positioned on a very

generous plot with a mono paved driveway leading off to a living room with a bay window overlooking the front garden, an extended 27ft family room/dining room with Bi-Fold doors overlooking the garden and access to a garage.

The kitchen has granite work tops, integrated appliances to include eye level ovens/microwave, a ceramic hob, dishwasher and a porcelain patio, a fish pond, two useful areas with a further sink and plumbing for a washing machine/tumble dryer.

The rear garden is a fantastic size with a

porcelain patio, a fish pond, two useful areas with a further sink and plumbing for a washing machine/tumble dryer.

(Subject to planning consent)

On the first floor you will find a luxury family bathroom with a bath and separate walk in shower and five bedrooms. Four of the bedrooms are doubles with the master bedroom featuring en-suite facilities and the fifth bedroom is a generously sized single bedroom currently being used as an office.





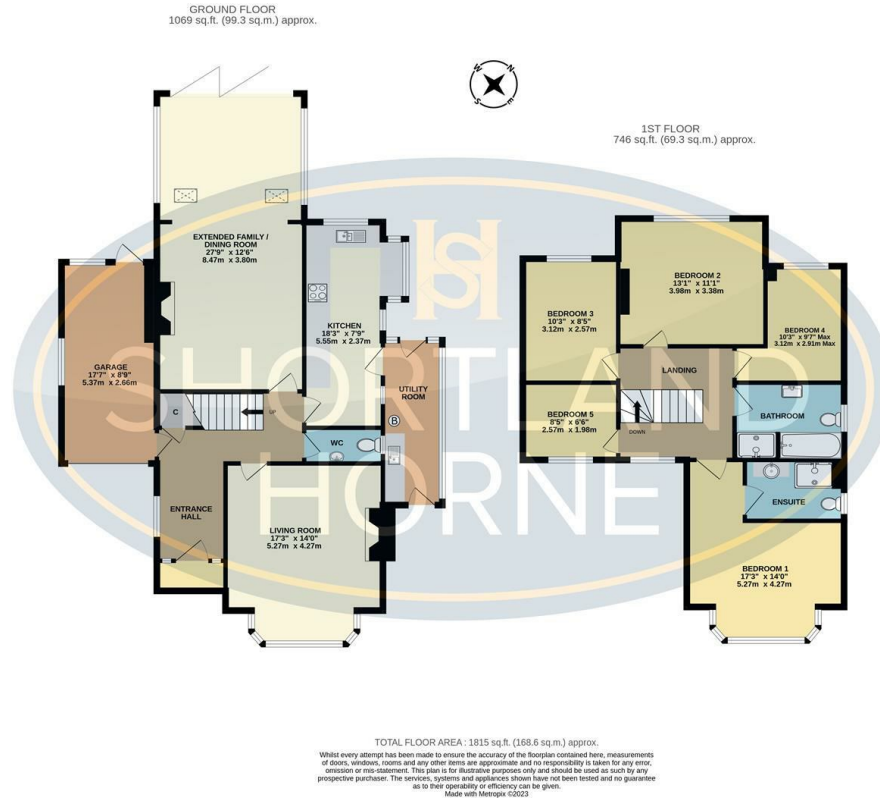




Dimensions

GROUND FLOOR	Bedroom Four
Entrance Hallway	3.12m x 2.92m
Living Room	Bedroom Five
5.26m x 4.27m	2.57m x 1.98m
Extended Family Room/Dining Room	Bathroom
8.46m x 3.81m	OUTSIDE
Kitchen	Garage
5.56m x 2.36m	5.36m x 2.67m
Utility Room	
W/C	
FIRST FLOOR	
Bedroom One	
5.26m x 4.27m	
En-Suite	
Bedroom Two	
3.99m x 3.38m	
Bedroom Three	
3.12m x 2.57m	

Floor Plan



Total area: 1815.00 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.

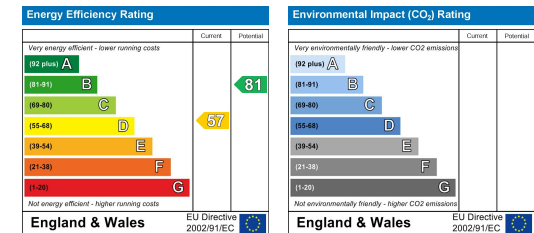
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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