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Chatsworth Rise
Cheylesmore CV3 5NR

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A superbly located five bedroom semi-detached family home fully refurbished to an exceptionally high standard to suit modern family living lifestyles, situated within easy reach of Coventry train station, City Centre, King Henry VIII's school and the War Memorial Park and walking distance from Jaguar Landrover Headquarters. The property is also located within the Finham secondary school catchment area. Briefly the ground floor consists of a modern feature kitchen, fully functional Utility Room fitted with separate gas cooker, dining with a 5 meters Integrated Blind Aluminum Bifold door overlooking Garden Patio, Air-Conditioned family room with a full range of eye level base units and granite work surfaces. You will find integrated high-quality Home Theatre Dolby Atmos capable speaker settings to enhance your family entertainment. The ground floor accommodation also comprises of two bedrooms with access to a downstairs shower room, Rooms can be used for study or play room purposes. You have access to the well maintained double garage fitted with insulated remote controlled electric garage door. All of the ground floor has smart underfloor heating, with high quality vitrified Porcelanosa tiles and laminate flooring.

On the first floor you will find a luxury family bathroom and four double bedrooms with the air-conditioned master bedroom featuring en-suite facilities and a walk-in



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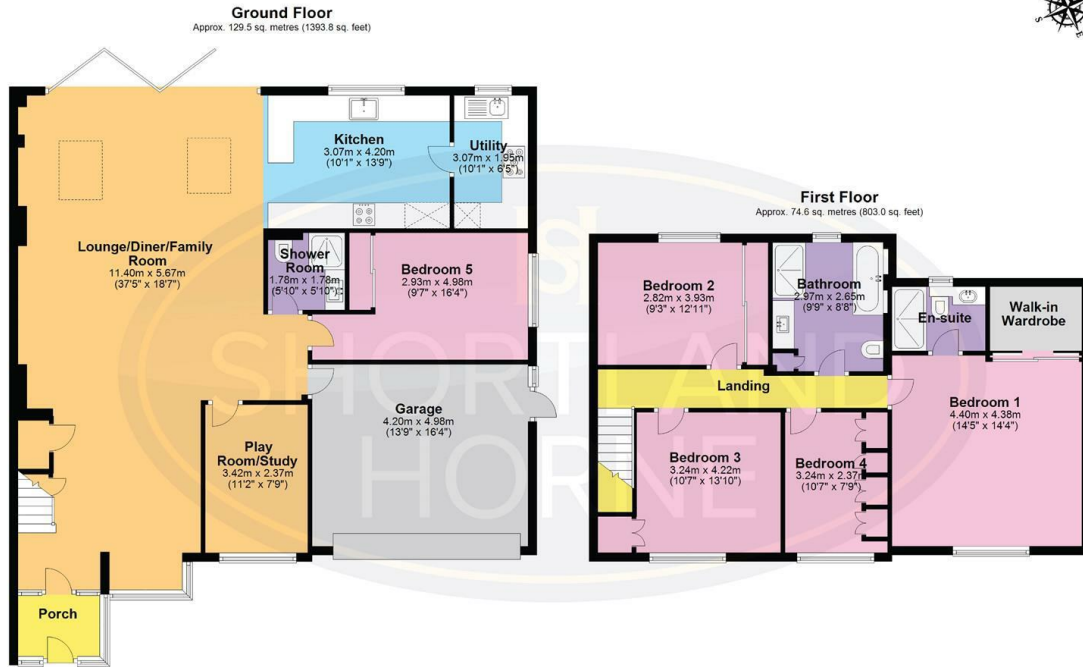




Dimensions

GROUND FLOOR	Bedroom Four
	3.23m x 2.36m
Porch	
Lounge/Diner/Family Room	Bathroom
11.40m x 5.66m	2.97m x 2.64m
Kitchen	
3.07m x 4.19m	
Bedroom Five	
2.92m x 4.98m	
Play Room/Study	
3.40m x 2.36m	
Shower Room	
1.78m x 1.78m	
Garage	
4.19m x 4.98m	
FIRST FLOOR	
Bedroom One	
4.39m x 4.37m	
En-Suite	
Bedroom Two	
2.82m x 3.94m	
Bedroom Three	
3.23m x 4.22m	

Floor Plan



Total area: approx. 204.1 sq. metres (2196.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: 2204.00 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

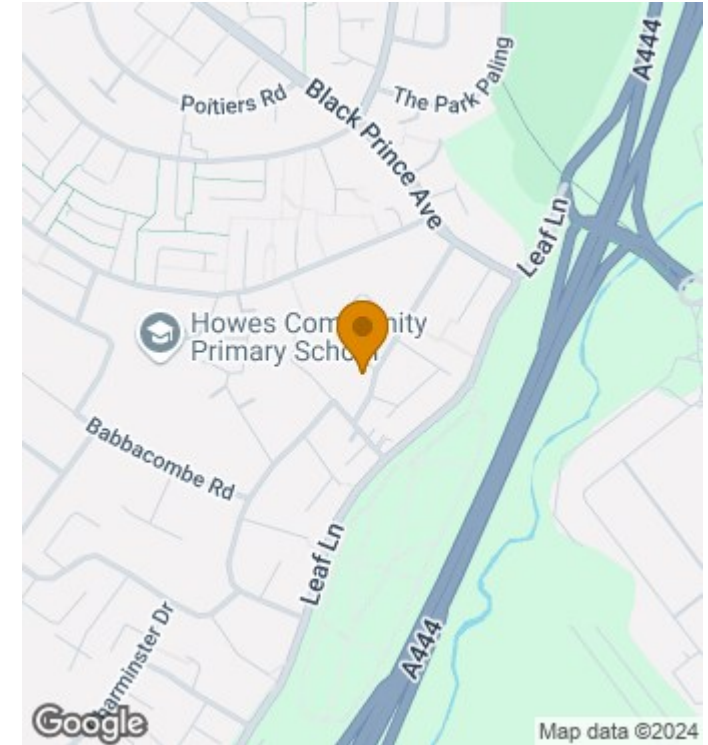
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

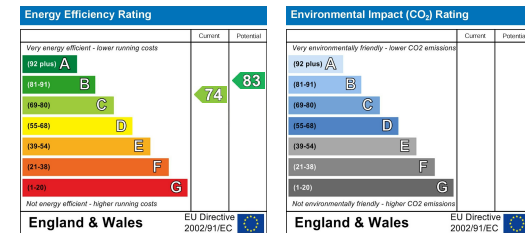
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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