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Madeira Croft
Chapelfields CV5 8NY

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* WELL APPOINTED BEAZER BUILT 3 BEDROOM SEMI *
* SECLUDED BACKWATER SETTING * GAS ch & DOUBLE
* GLAZED * SPACIOUS LOUNGE/ DINING ROOM * FITTED
* KITCHEN WITH HOB, OVEN FRIDGE/ FREEZER &
* WASHING MACHINE * DIRECT ACCESS BRICK BUILT
* GARAGE 8 NO UPWARD CHAIN 8 VIEWING
* RECOMMENDED

Welcome to Madeira Croft in the charming area of The Spires, Chapelfields, Coventry . This delightful 3-bedroom semi-detached house is a gem waiting to be discovered.

Situated in a small select development by Beazer Homes, this property boasts a well-planned layout that is perfect for comfortable living. The house features gas central heating, ensuring warmth and coziness throughout.

One of the highlights of this property is the direct access brick garage, providing convenience and security for your vehicle. Additionally, the absence of an upward chain means a smoother and quicker transition for those eager to make this house their home.

Don't miss the opportunity to own this lovely property in a sought-after location. Book a viewing today and envision the possibilities that await in this charming abode.









Dimensions

ENTRANCE HALL

SPACIOUS LOUNGE/
DINING ROOM

4.90 x 4.77

FITTED KITCHEN
WITH BUILT IN
APPLIANCES

2.90 x 2.17

LANDING

BEDROOM ONE

3.34 x 2.85

BEDROOM TWO

3.06 x 2.85

BEDROOM THREE

2.30 x 1.97

BATHROOM WITH
SHOWER

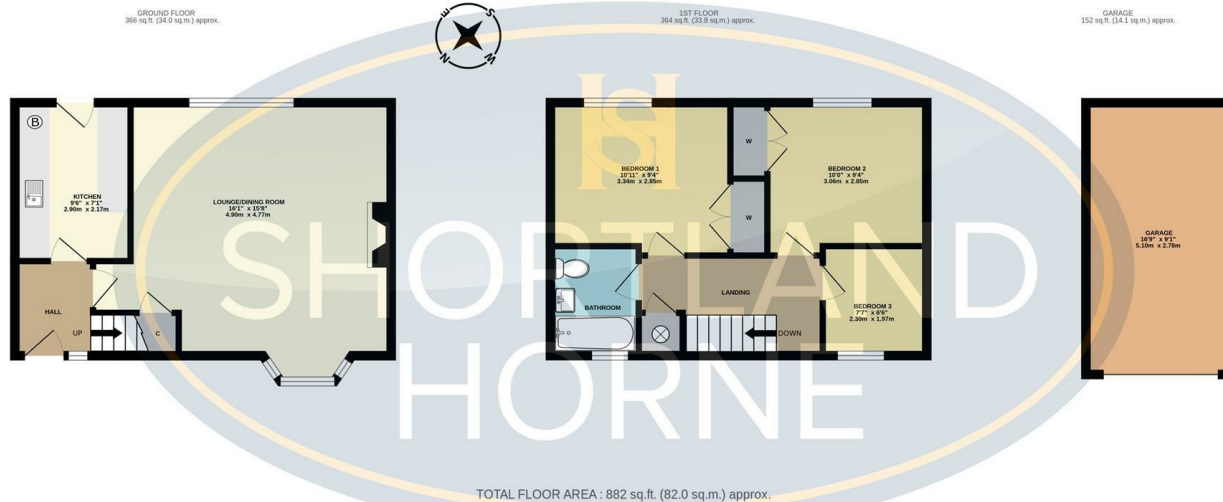
DIRECT ACCESS
BRICK BUILT GARAGE

FRONT &
ESTABLISHED LAWN
REAR GARDEN

NO UPWARD CHAIN

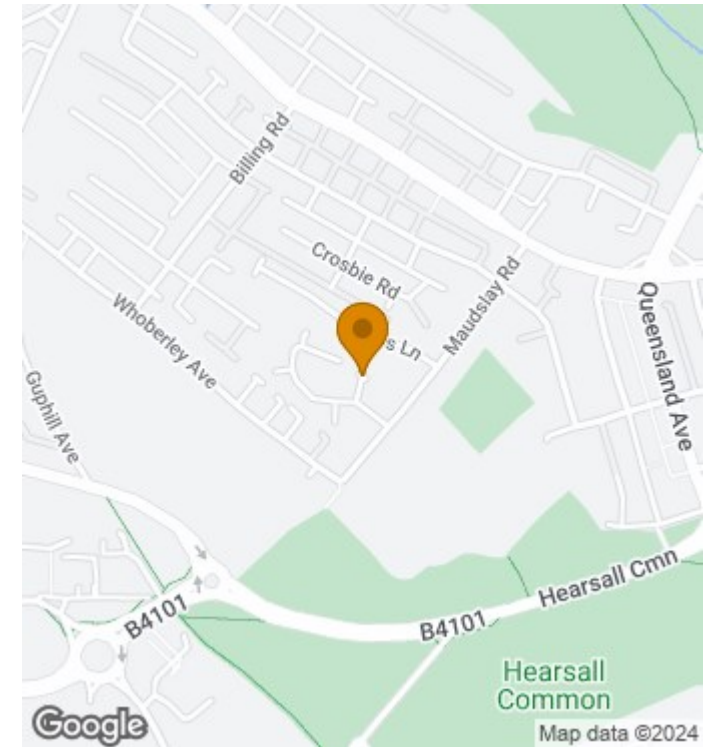
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Floor Plan



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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Location Map



Total area: 882.00 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

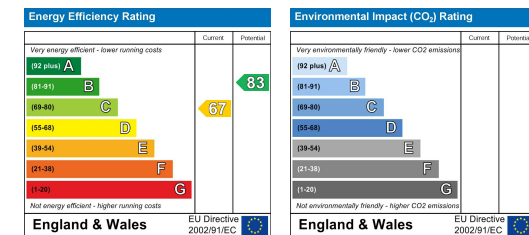
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation of a later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

EPC



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