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Sir Thomas Whites Road  
Chapel Fields CV5 8DN



# Sir Thomas Whites Road

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Welcome to this charming family home located on Sir Thomas Whites Road in Coventry. Situated in the vibrant area of Chapelfields, this property is a true gem adjacent to the popular Earlsdon High Street.

Upon entering, you are greeted by a tastefully decorated interior spread across two floors. The ground floor boasts a welcoming entrance hallway leading to a front lounge/diner perfect for entertaining guests, a modern fully fitted kitchen with integrated oven, a gas hob, a dishwasher and space for a fridge/freezer. Additionally, there is a convenient shower room and a utility room that provides plumbing for a washing machine and a tumble dryer. The utility area could quite easily be used as a downstairs bedroom which would have access to the downstairs shower room.

As you make your way to the first floor, you will discover a family bathroom and three bedrooms, two in which are doubles and the other being a single bedroom.

From the stairs there is also access to a further staircase leading you up to a loft room.

Externally, the property features a walled fore garden adding to its curb appeal, while

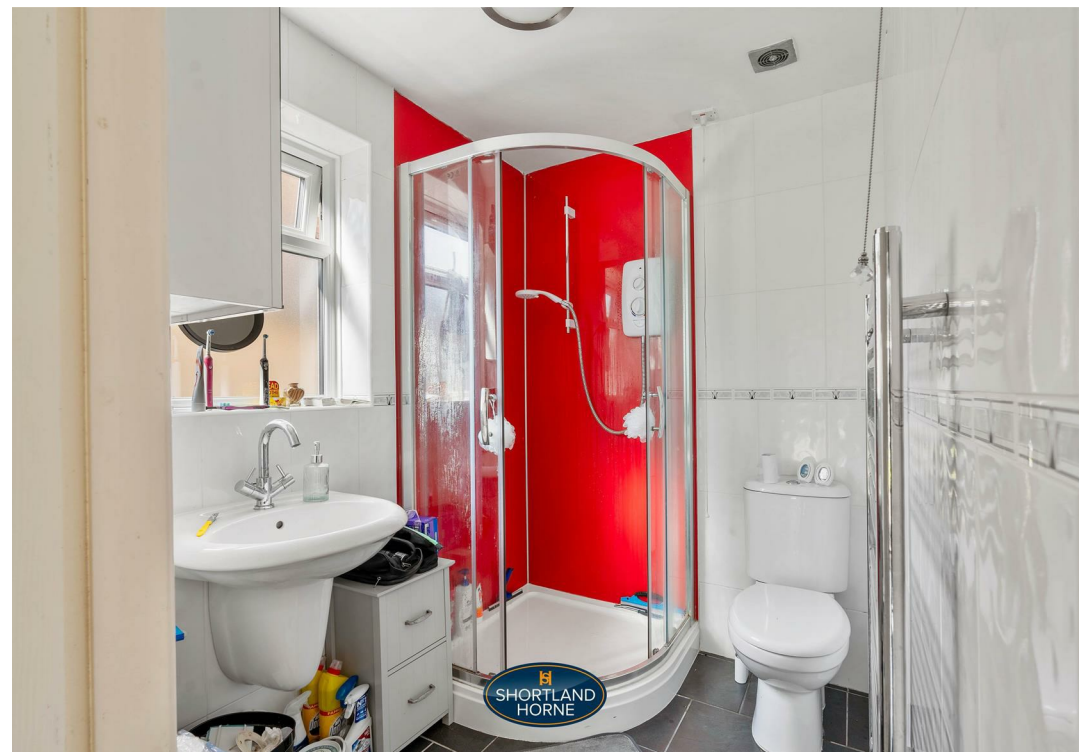
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selling quality  
property since 1995









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## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Diner

7.44m x 3.38m

Kitchen

4.04m x 2.72m

Inner Lobby

Shower Room

Utility Room/Bedroom

### FIRST FLOOR

Bedroom One

4.32m x 3.48m

Bedroom Two

3.81m x 2.72m

Bedroom Three

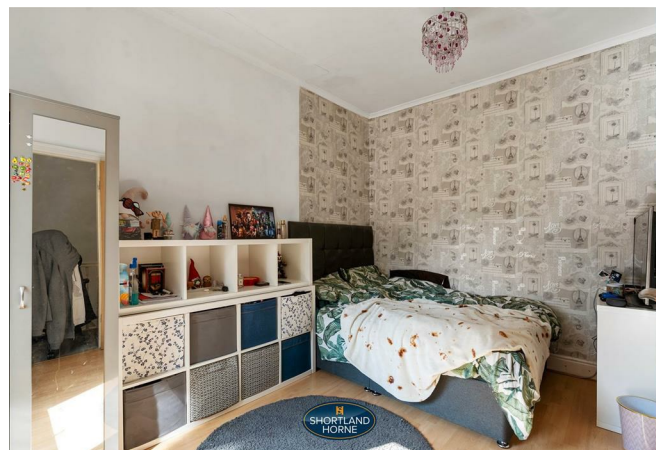
2.72m x 1.85m

Bathroom

### SECOND FLOOR

Loft Room

4.39m x 4.32m





# Floor Plan



Total area: 1258.00 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

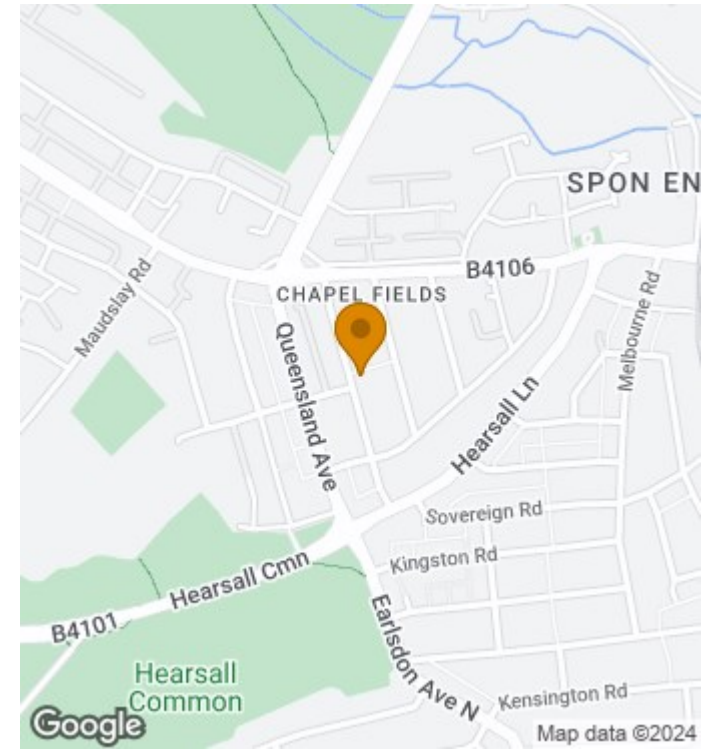
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

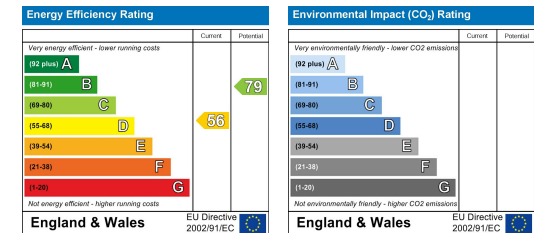
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, a propertymark to notify you that we will receive a referral fee. The fee for these services will vary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