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Carthusian Road
Cheylesmore CV3 6HA

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* DECEPTIVELY SPACIOUS 3 BEDROOM END TERRACE *
PROMINENT CORNER POSITION WITH SCOPE TO EXTEND TO
THE SIDE SUBJECT TO PLANNING PERMISSION * GAS CH &
DOUBLE GLAZED * DIRECT SIDE ACCESS TO GARAGE * NO
UPWARD CHAIN

Welcome to this charming three-bedroom end terrace house located on Carthusian Road in the sought-after area of Cheylesmore, Coventry.

This property boasts a prominent corner position, offering not only a sense of space but also great potential for future expansion. This house provides comfortable living spaces for you and your family with the standout features of this property having direct side access to a concrete garage and providing convenient parking or extra storage space. Imagine the ease of unloading groceries or having a secure place to park your vehicle.

Furthermore, the excellent scope to extend to the side, subject to planning permission, opens up a world of possibilities for customising this home to suit your needs perfectly. Whether you dream of a larger kitchen, an additional bedroom, or a home office, this property offers the flexibility to make those dreams a reality.

Located within walking distance of the local Daventry Road shopping parade, Coventry train station and War Memorial Park, this house is ideal for those looking for a comfortable and convenient lifestyle. And the best part? There is no upward chain, making the process of making this house your home even smoother.

Don't miss out on the opportunity to own this wonderful property with great potential. Book a viewing today and start envisioning the life you could create in this lovely Coventry home.



selling quality
property since 1995









Dimensions

ENTRANCE HALL

LOUNGE

3.50 x 3.44

DINING ROOM

3.66 x 3.22

EXTENDED

BREAKFAST KITCHEN

4.33 x 2.97

LANDING

BEDROOM ONE

3.50 x 3.24

BEDROOM TWO

3.66 x 3.03

BEDROOM THREE

1.93 x 1.87

SHOWER ROOM

DIRECT ACCESS

CONCRETE

SECTIONAL GARAGE

5.68 x 2.90

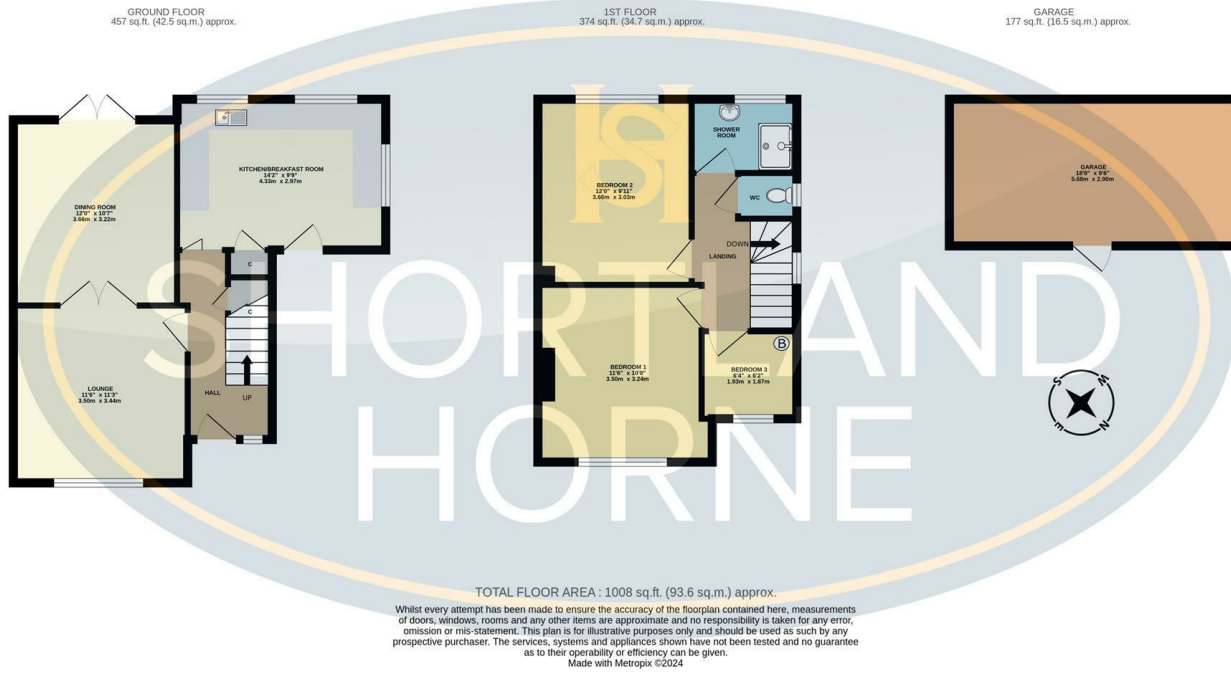
**LARGER THAN
AVERAGE GARDENS
TO THREE SIDES**

NO UPWARD CHAIN

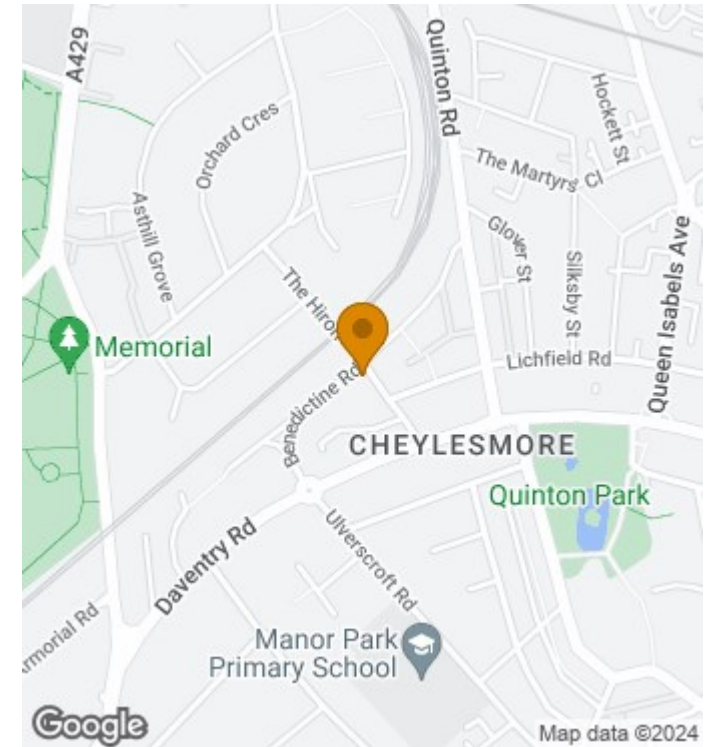


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Floor Plan



Location Map



Total area: 1008.00 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

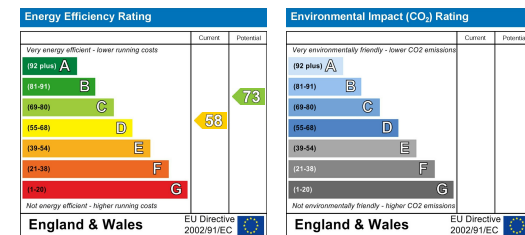
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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