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The Martyrs Close
Cheylesmore CV3 5L



The Martyrs Close

CV3 5FN

Welcome to The Martyrs Close, Cheylesmore, Coventry - a stunning property that is sure to impress. This exceptional house boasts a modern and stylish design with a high standard of refurbishment throughout.

As you step inside, you are greeted by a spacious open plan Lounge, Kitchen/Diner, perfect for entertaining guests or enjoying family meals. The extension adds an extra touch of luxury, providing ample space for all your needs.

With three bedrooms and a luxury shower bathroom, this property offers both comfort and convenience. The lovely garden is a peaceful retreat where you can relax and unwind after a long day.

Located in the heart of Cheylesmore, you'll find yourself just a short walk away from local shops and the vibrant Coventry City Centre. This prime location offers the best of both worlds - a tranquil residential area with easy access to all amenities.

Don't miss out on the opportunity to make this house your home. With its exceptional spec and great location, this property is truly a gem in Coventry.

AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: C

selling quality
property since 1995









Dimensions

GROUND FLOOR

Storm Porch

Entrance Hallway

Lounge

4.14m x 3.12m

Kitchen/Dining Room

8.64m x 4.88m

W/C

FIRST FLOOR

Bedroom One

3.07m x 2.92m

Bedroom Two

3.07m x 2.72m

Bedroom Three

2.16m x 2.11m

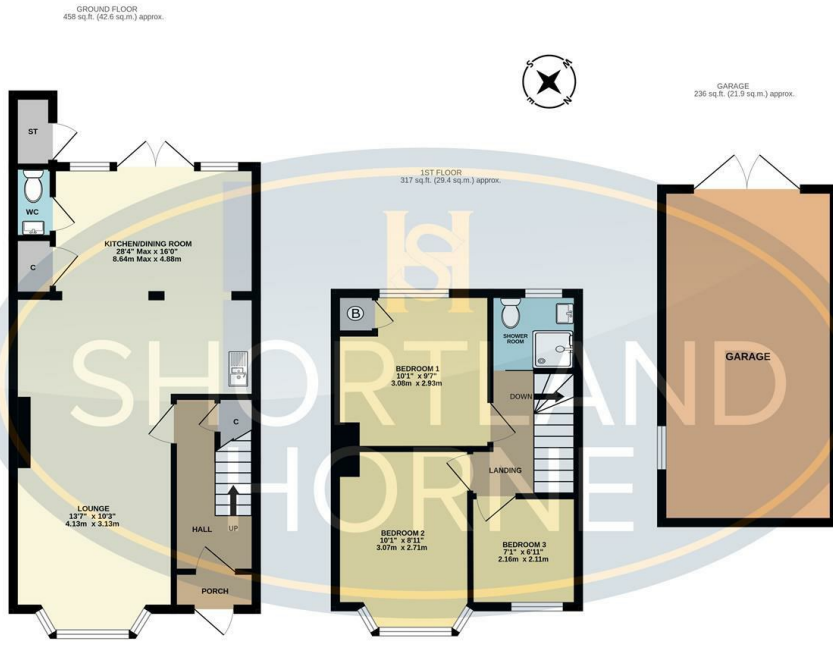
Shower Room

OUTSIDE

Garage



Floor Plan



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

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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Total area: 1011.00 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	70	85	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales



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