




SHORTLAND
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The Scotchill
Keresley CV6 2EW

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* EXTENDED DOUBLE BAYED 3 BEDROOM HALLS TOGETHER
END TERRACE * DIRECT ACCESS ATTACHED GARAGE WITH
ADDITIONAL CAR PARKING* EXTENDED REFITTED KITCHEN
WITH APPLIANCES * REFURBISHED BATHROOM WITH
SHOWER * NO UPWARD CHAIN

Welcome to The Scotchill in Keresley, Coventry! This charming 3-bedroom house is a perfect place to call home with gas central heating, double glazed windows and the distinct advantage of direct access to an attached garage with electrically operated door.

The extended double bayed halls together end terrace property is a gem waiting to be discovered with one of the standout features of this property is the extended refitted kitchen, providing ample space with hob, oven, fridge freezer, dishwasher and washing machine. Imagine cooking up delicious meals in this modern and spacious kitchen, perfect for entertaining friends and family.

The refurbished fully tiled bathroom with a shower adds a touch of luxury to this home. You can unwind and relax after a long day in this beautifully updated bathroom, creating your own personal oasis.

With the convenience of a direct access brick-built garage, parking will never be an issue. Whether you have a car to park or need extra storage space, this garage offers both functionality and security for your vehicle and belongings or alternatively subject to planning permission provides the opportunity to convert the garage into additional living accommodation.

The best part? This property comes with no upward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own this wonderful home in a desirable location.

Come and experience the comfort and convenience that this property has to offer. Make The Scotchill your new address and start creating lasting memories in this delightful house.



selling quality
property since 1995









Dimensions

ENTRANCE HALL WITH NO UPWARD CHAIN

THROUGH LOUNGE/
DINING ROOM

7.06 x 3.07

EXTENDED
REFITTED KITCHEN

4.81 x 2.26

LANDING

BEDROOM ONE

3.85 x 3.05

BEDROOM TWO

3.08 x 3.06

BEDROOM THREE

2.41 x 1.98

REFURBISHED FULLY
TILED BATHROOM

DIRECT ACCESS TO
BRICK BUILT GARAGE

6.84 x 5.26

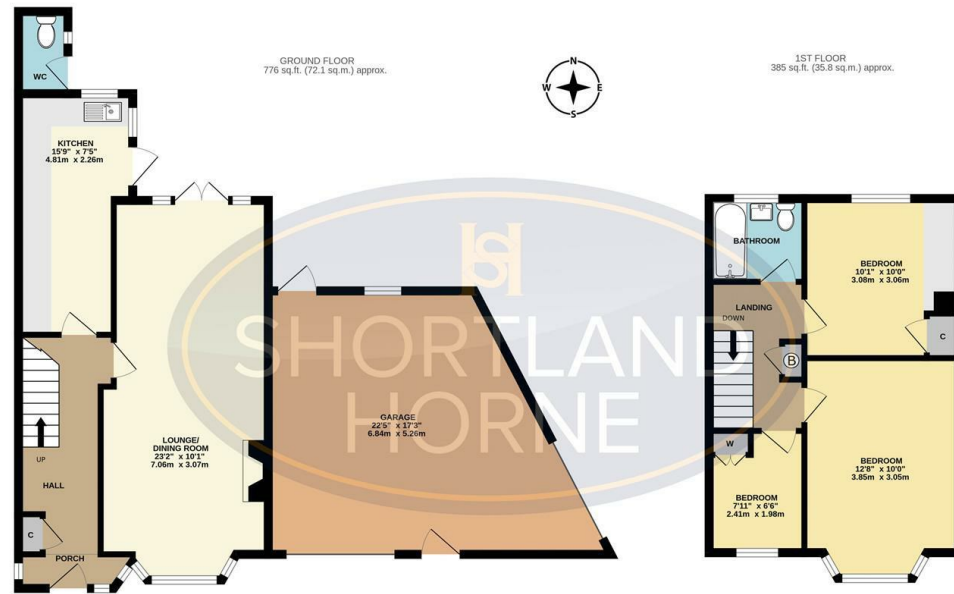
FRONT & ENCLOSED
LAWN REAR GARDEN

VIEWING
RECOMMENDED



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Floor Plan



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: 1161.00 sq ft

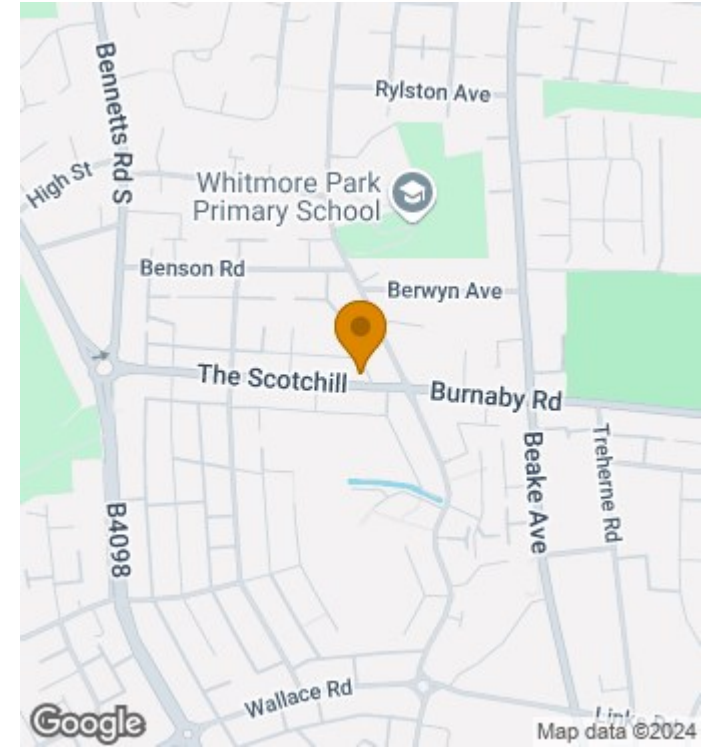
Disclaimer

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

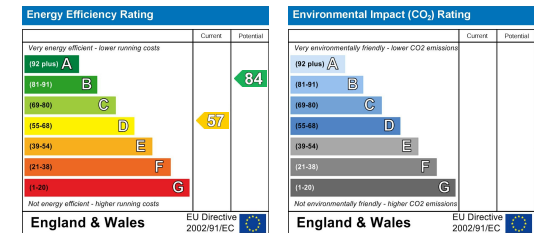
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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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02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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