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Chace Avenue  
Willenhall CV3 3JG

# Chace Avenue

## CV3 3JG

\* ATTRACTIVELY PRESENTED BENFIELD BUILT SEMI  
\* 3 BEDROOM FIRST TIME BUYER OF FAMILY  
ACCOMMODATION \* FITTED KITCHEN \* BRICK BUILT  
DOUBLE GLAZED CONSERVATORY \* EXCELLENT  
ACCESS TO BRICK BUILT GARAGE \* MUST BE  
VIEWED WITH NO CHAIN

Nestled along Chace Avenue of Willenhall, Coventry to the south east side of the city, this attractive 3-bedroom semi-detached house is a gem waiting to be discovered boasting an attractive lounge, ideal for entertaining guests or relaxing with loved ones. This property offers a cozy and welcoming atmosphere throughout with brick built double glazed conservatory overlooking the enclosed rear garden.

Situated on the edge of a small select development by Benfield Homes, this house is perfect for first-time buyers or families looking for a new place to call home. The property is presented beautifully and is ready to move into, with the option of certain furniture available to make the transition even smoother.

One of the highlights of this property is the excellent access to a brick-built garage, providing convenient parking or extra storage space. Whether you're a car enthusiast or simply in need of additional room for your belongings, this feature is sure to impress.

Don't miss out on the opportunity to own this lovely home to be sold with no upward chain. Book a viewing today and envision the possibilities that this property holds for you and your family.



selling quality  
property since 1995







  
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## Dimensions

VESTIBULE HALL FRONT & ENCLOSED  
CLOAKROOM REAR GARDEN

ATTRACTIVE  
LOUNGE

4.00 x 3.34

DINING/ OPEN PLAN  
FITTED KITCHEN

4.40 x 2.78

BRICK BUILT  
DOUBLE GLAZED  
CONSERVATORY

LANDING

BEDROOM ONE

4.00 x 2.45

BEDROOM TWO

2.85 x 2.45

BEDROOM THREE

2.42 x 1.88

FAMILY BATHROOM

EXCELLENT ACCESS  
TO BRICK BUILT  
GARAGE

5.00 x 2.50



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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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Total area: 852.00 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

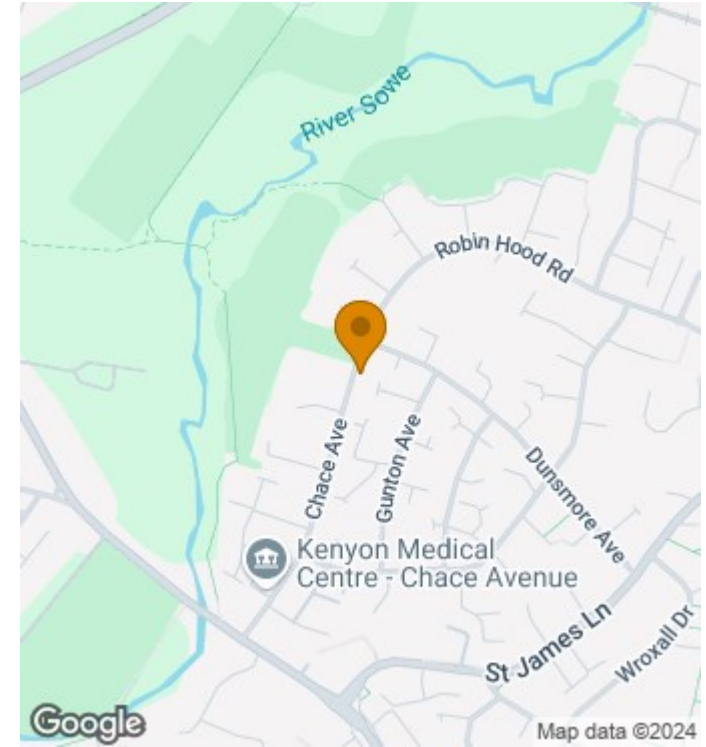
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

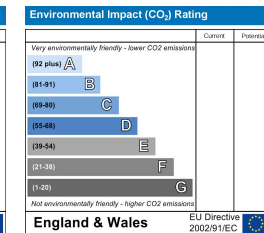
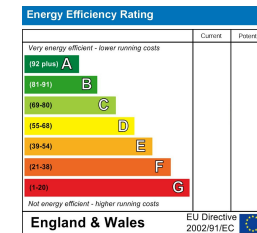
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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