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Ilmington Close
Styvechale Grange CV3 6NP

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* WELL PRESENTED 2 BEDROOM DETACHED BUNGALOW *
PLEASANT CUL DE SAC SETTING OVERLOOKING OPEN
GREEN * REFITTED KITCHEN WITH APPLIANCES * BATHROOM
WITH CHAMPAGNE SUITE & SHOWER * DIRECT ACCESS BRICK
GARAGE * FRONT & PRIVATE REAR GARDEN * VIEWING
HIGHLY RECOMMENDED

Welcome to Ilmington Close, Styvechale Grange, Coventry to the south of the city - a charming location where this delightful 2-bedroom detached bungalow is nestled. Situated in a pleasant cul de sac overlooking an open green, this property offers a tranquil setting perfect for those seeking a peaceful retreat.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. with patio doors opening out to the private well laid out lawned rear garden. The property boasts a refitted kitchen with split level hob, double electric oven, fridge & washing machine and Refurbished bathroom with champagne suite & shower with separate wc.

One of the highlights of this property is the direct access long driveway leading to a garage, providing convenient parking and storage options. The front of the property offers a welcoming curb appeal, adding to the overall attractiveness of this lovely bungalow with a particularly impressive private rear garden.

Whether you are looking to downsize, purchase your first home, or simply enjoy single-storey living, this detached bungalow in Ilmington Close presents a wonderful opportunity to create a comfortable and inviting living space. Don't miss out on the chance to make this property your own with no upward chain.



selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

ATTRACTIVE
LOUNGE

5.17 x 3.47

FITTED KITCHEN

3.62 x 2.60

BEDROOM ONE

3.60 x 3.55

BEDROOM TWO

3.60 x 2.58

BATHROOM WITH
SHOWER

DIRECT ACCESS TO
BRICK BUILT GARAGE

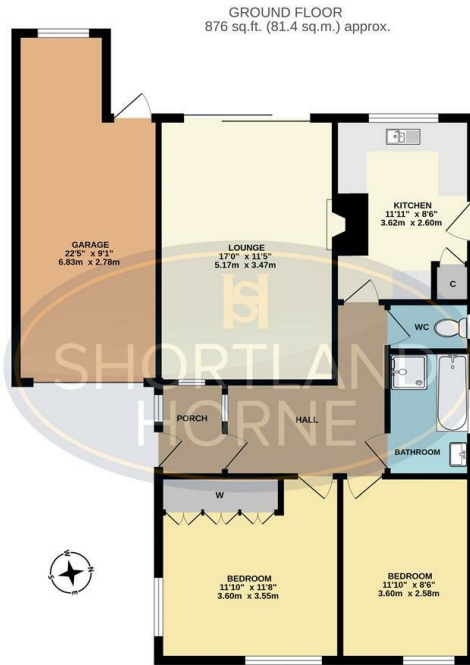
6.83 x 2.78

FRONT & WELL LAID
OUT PRIVATE REAR
GARDEN

NO UPWARD CHAIN



Floor Plan



TOTAL FLOOR AREA - 876 sq.ft. (81.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Floorplan CD24

Total area: 876.00 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 Home.

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 Home 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

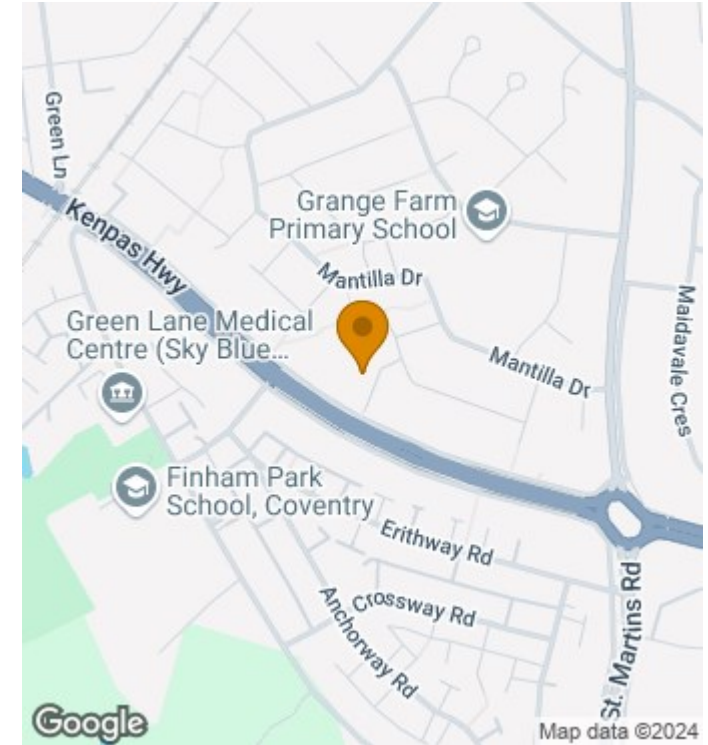
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

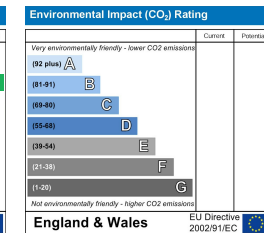
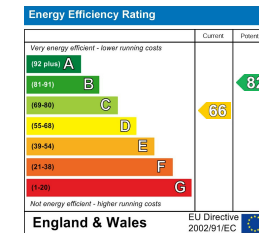
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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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