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Property Experts



Daventry Road
CV3 5DG

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A fantastic opportunity to acquire this extended six bedroom semi-detached property in the desirable and exclusive location of Daventry Road in Styvechale. Daventry Road is ideally placed within walking distance to Coventry railway station which has direct routes to Birmingham New street and is also an hours journey to London Euston Station. The property is also in walking distance to the War Memorial Park and a short distance into Coventry city centre where there is a range of high street shops. Positioned on a generous sized plot with double glazing and gas central heating the accommodation comprises of an entrance hallway with doors leading off to a lounge, a dining room overlooking the front drive, a study, an extended kitchen with a full range of floor and wall mounted units. There is also a useful lean to and a wet room.

On the first floor you will find four bedrooms, one of the bedrooms has built in wardrobes, while the other has a W/C, there is a Family bathroom that completes the first floor.

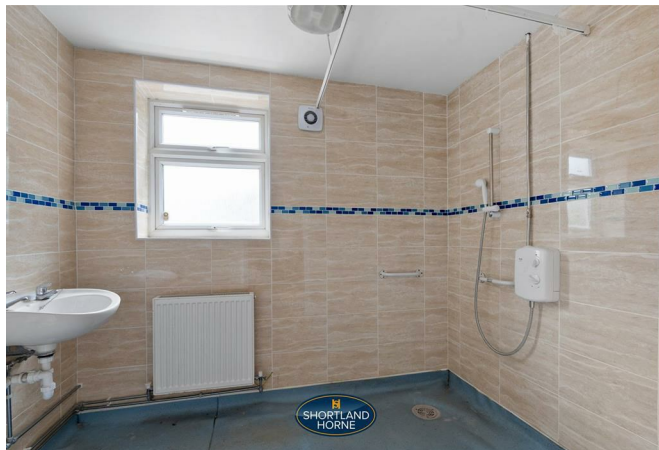
The second floor boasts two further bedrooms that shares a W/C with toilet and a wash hand basin.

Outside to the rear there is a mature rear garden with lots of trees and patio area ideal for entertaining. To the front is a generous block paved driveway with parking for multiple vehicles.









Dimensions

GROUND FLOOR

Hallway

Lounge

7.44m x 3.61m

Dining Room

4.37m x 3.76m

Kitchen

6.45m x 3.07m

Study

4.57m x 2.36m

Wet Room

Lean To

FIRST FLOOR

Bedroom One

4.37m x 3.76m

Bedroom Two

3.61m x 3.05m

Bedroom Three

3.63m x 2.36m

Bedroom Four

2.54m x 2.49m

Bathroom

W/C

SECOND FLOOR

Bedroom Five

4.75m x 3.05m

Bedroom Six

2.21m x 2.01m

W/C

Floor Plan



TOTAL FLOOR AREA: 1856 sq.ft. (172.4 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: 1856.00 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

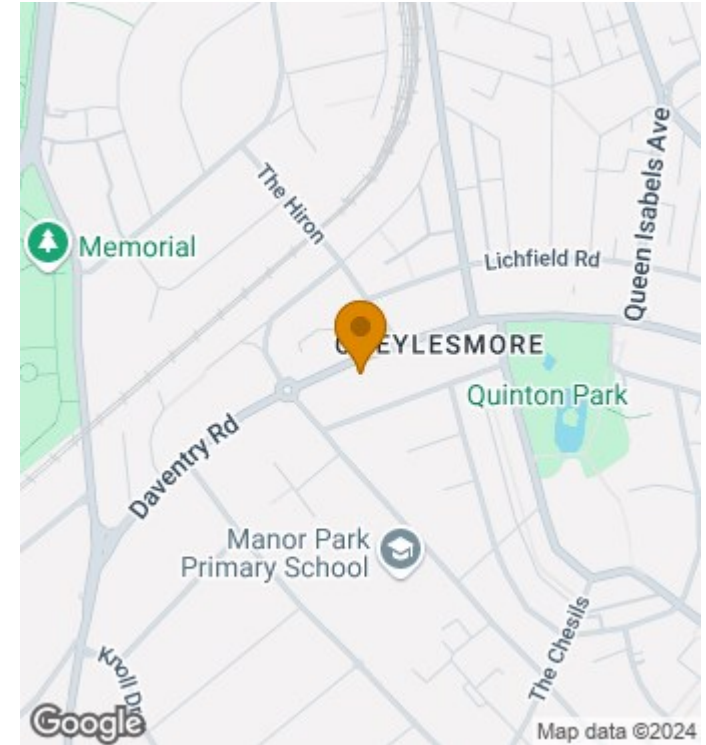
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

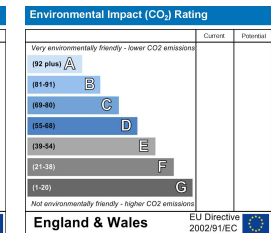
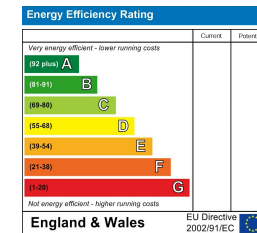
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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