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Lyndale Close  
Whoberley CV5 8AE



# Lyndale Close

## CV5 8AE

**\*\*PROPERTY READY TO GO, NO CHAIN\*\***

Nestled in the charming Lyndale Close, Whoberley, Coventry, this stunning three-bedroom detached house is a true gem waiting to be discovered. Boasting a modern and stylish interior, this property is perfect for a growing family looking for a place to call home.

Conveniently located within walking distance of local schools, shops, and excellent road connections to Coventry City Centre and Birmingham, this home offers both comfort and accessibility. The ground floor features a fully re-fitted kitchen with good appliances, a spacious and contemporary lounge, and a convenient downstairs cloakroom.

Upstairs, you'll find three generously sized bedrooms, with the master bedroom showcasing fitted wardrobes and an en suite shower room for added luxury. The second bedroom also comes with fitted wardrobes, ensuring ample storage space for all your needs. Additionally, there is a modern family bathroom that exudes elegance and style.

Outside, the property impresses with a block paved driveway leading to a single garage, providing parking convenience. The rear garden is a private oasis, easy to maintain with mature trees and a paved area perfect for relaxing or entertaining guests.

This home has been fully renovated to a high specification and tastefully decorated throughout, offering a turnkey solution for those seeking a modern lifestyle. An internal viewing is highly recommended to truly appreciate the beauty and comfort this property has to offer. Don't miss out on the opportunity to make this house your home sweet home in Coventry.

**selling quality**  
property since 1995











  
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## Dimensions

### GROUND FLOOR

Entrance Hallway

W/C

Lounge

4.39 x 3.70

Kitchen/Diner

4.65 x 3.38

### FIRST FLOOR

Bedroom One

3.08 x 2.69

En-Suite

Bedroom Two

2.53 x 2.68

Bedroom Three

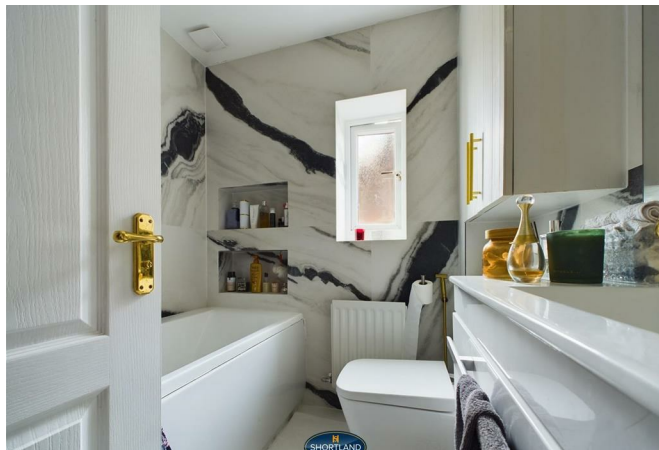
2.53 x 1.91

Bathroom

### OUTSIDE

Garage

5.68 x 2.50



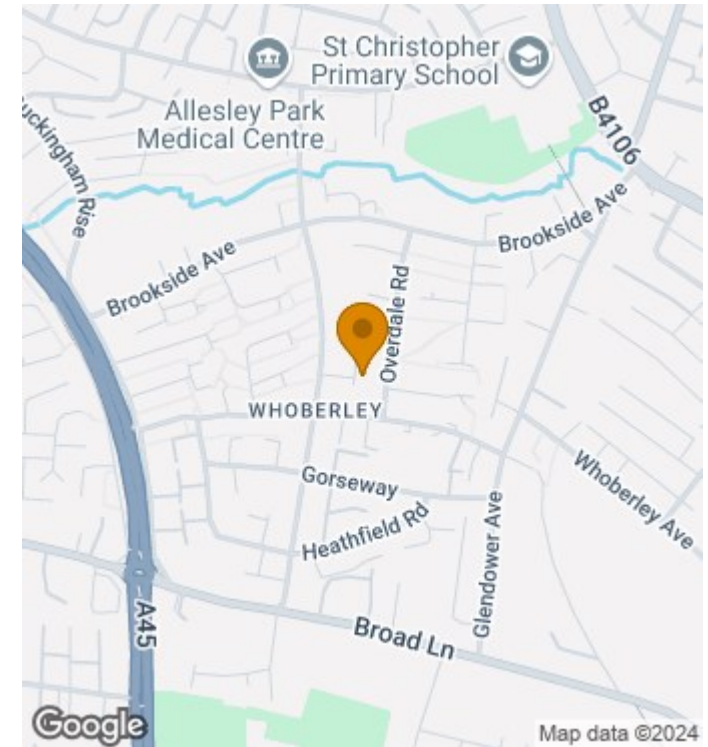
# Floor Plan



TOTAL FLOOR AREA 81.8 sq m / 880.48 sq ft

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

# Location Map



Total area: 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

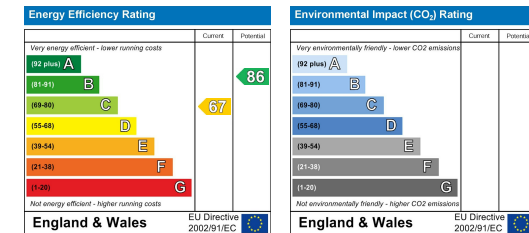
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

## EPC



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