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Peveril Drive  
CV3 6NQ



## Peveril Drive CV3 6NQ

Nestled in the charming location of Peveril Drive, Styvechale Grange, Coventry, this semi-detached dormer bungalow is a true gem waiting to be discovered. Boasting One reception room and a further dining room/bedroom and one upstairs bedrooms spread across 1,366 sq ft, this property offers a spacious and comfortable living space for you and your family.

Step inside to find a beautifully presented interior that has been extended and comprehensively refurbished to the highest standard. The large reception hall welcomes you into the heart of the home, leading you to the superb open plan fully extended family kitchen living room. This modern kitchen features a range of sleek units, and integrated appliances, perfect for whipping up delicious meals for loved ones.

The property's prime location on the corner gives this the perfect advantage of plot which offers a delightful aspect with a double garage. Situated in the sought-after Styvechale Grange Estate, you'll enjoy easy access to amenities such as the War Memorial Park, Railway Station, City Centre, and the A45 dual carriageway for convenient travel.

The first floor of this bungalow hosts the principle bedroom with a fitted wardrobe, dressing area, and a modern en suite shower room. Upstairs, a further double bedrooms awaits.

Outside, a block paved front driveway provides off-road parking, while the rear garden is a true oasis. Relax on the large decked patio, soak in the hot tub (included in the sale), and make use of the handy double garage.

Don't miss out on the opportunity to make this stunning property your new home sweet home in Coventry.

**selling quality**  
property since 1995















## Dimensions

### GROUND FLOOR

Entrance Hallway

Dining Room

3.61m x 3.02m

Lounge

5.46m x 3.51m

Kitchen

2.72m x 2.59m

Bathroom

### FIRST FLOOR

Bedroom

5.41m x 3.63m

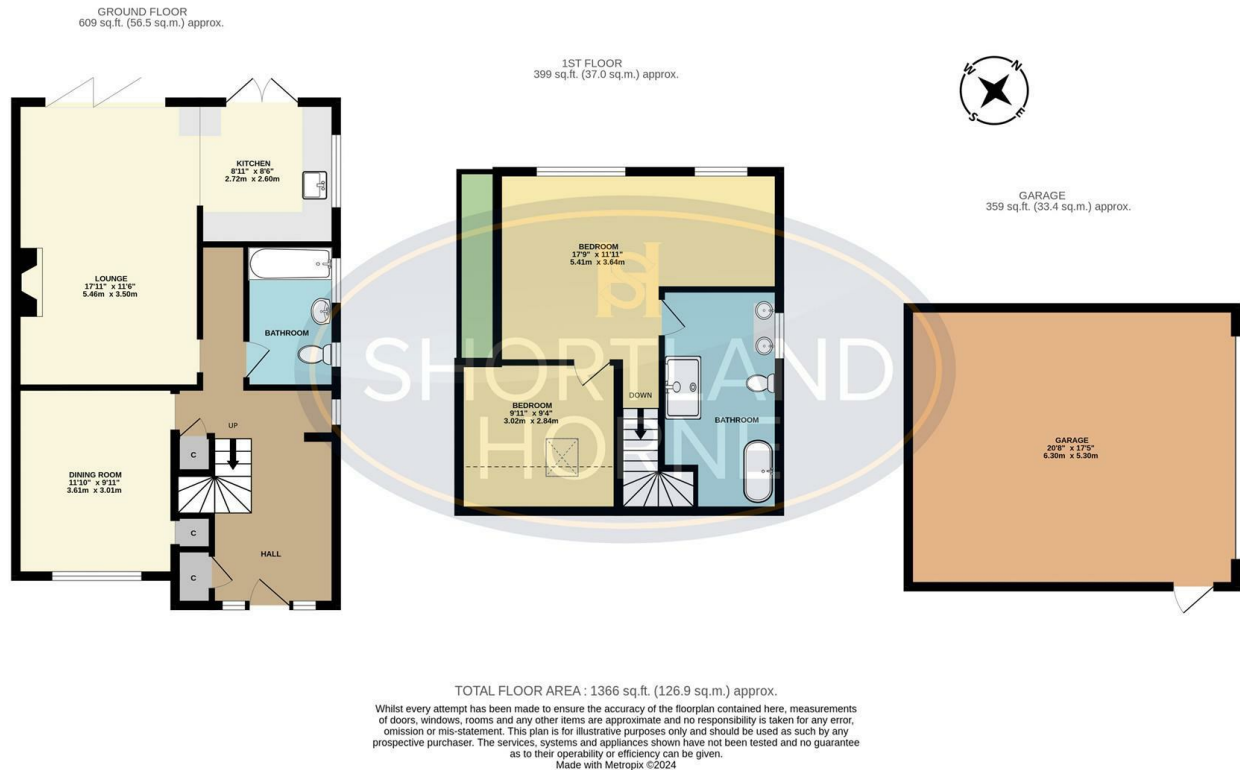
Bedroom

3.02m x 2.84m

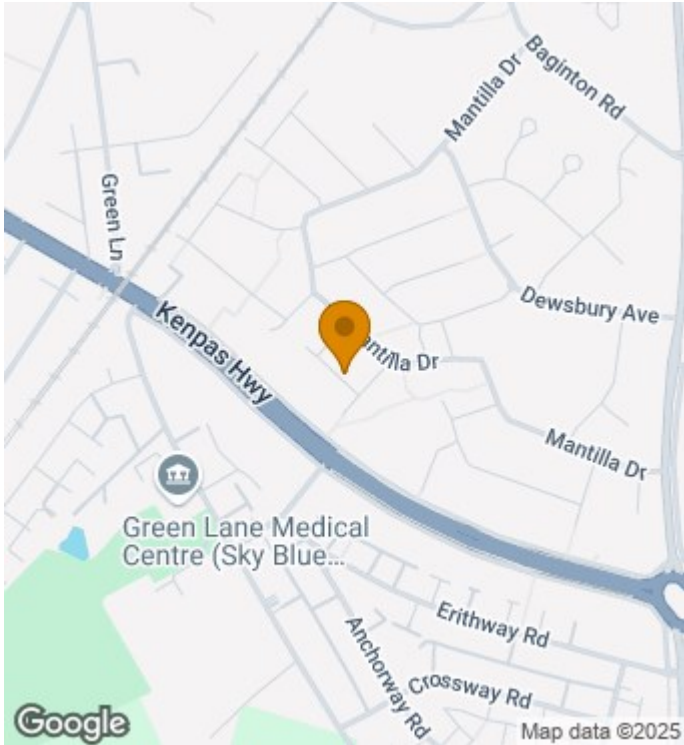
Bathroom



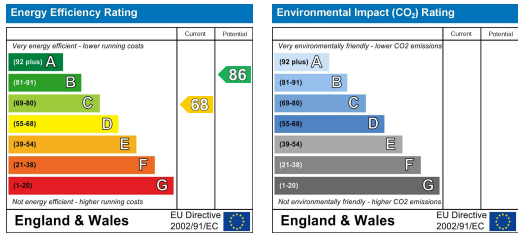
Floor Plan



Location Map



EPC



Total area: 1366.00 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.

