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Property Experts



Dillotford Avenue
CV3 5EB

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SPACIOUS TERRACE FAMILY HOME CLOSE TO JAGUAR LAND ROVER, COVENTRY CITY CENTRE & COVENTRY TRAIN STATION AND OFFERED WITH NO UPWARD CHAIN.

This lovely traditional terrace property has huge potential and is conveniently located in the popular area of Dillotford Avenue, Cheylesmore. The ground floor offers an entrance hallway with doors leading off to the kitchen area which has been completely opened up to allow modern open plan living with the lounge/diner with a door opening out to the rear garden.

On the first floor you will find a family bathroom and three double bedrooms.

The rear garden is fully enclosed, well stocked with bushes and trees that surround a lovely seating area for the late sunshine. Other benefits include uPVC double glazing and gas fired central heating.

GOOD TO KNOW:

Tenure: Freehold

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Entrance Hall

Lounge/Dining
Room/Kitchen

7.58m x 5.06m

FIRST FLOOR

Bedroom One

3.63m x 2.47m

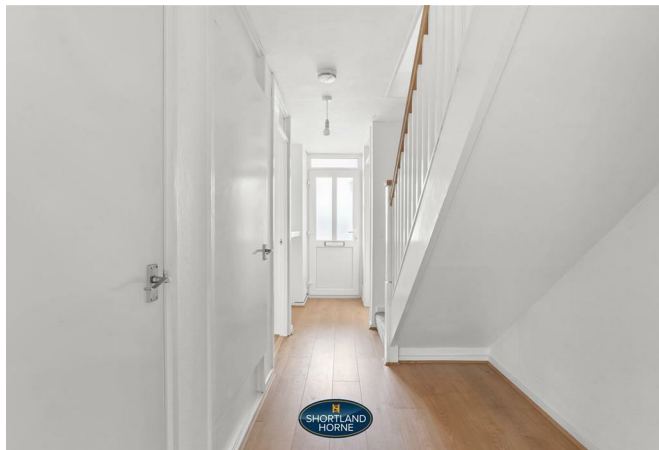
Bedroom Two

3.14m x 2.17m

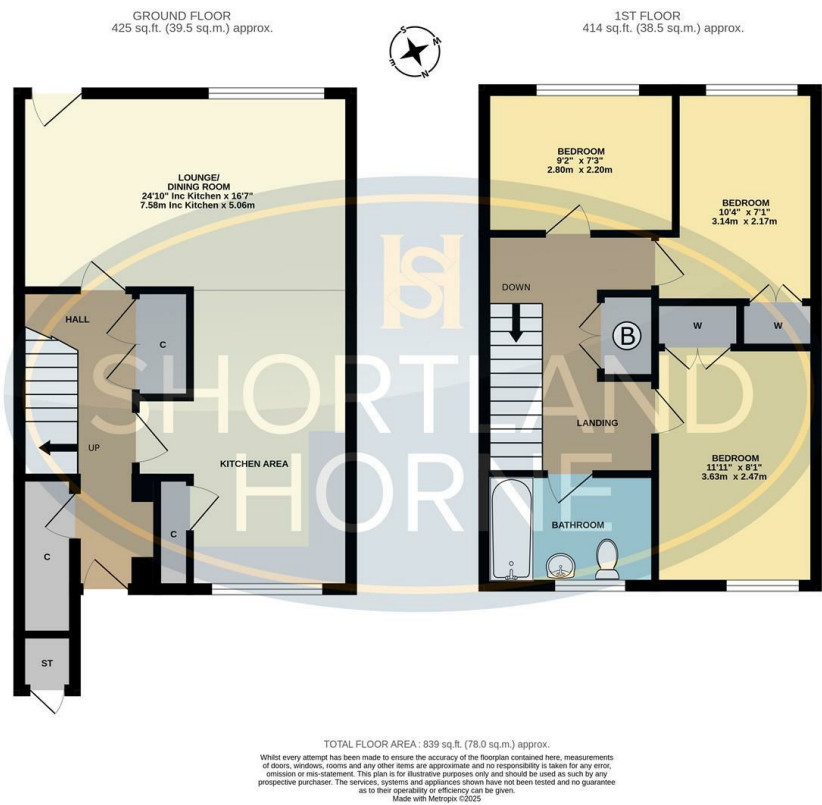
Bedroom Three

2.80m x 2.20m

Bathroom



Floor Plan



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 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

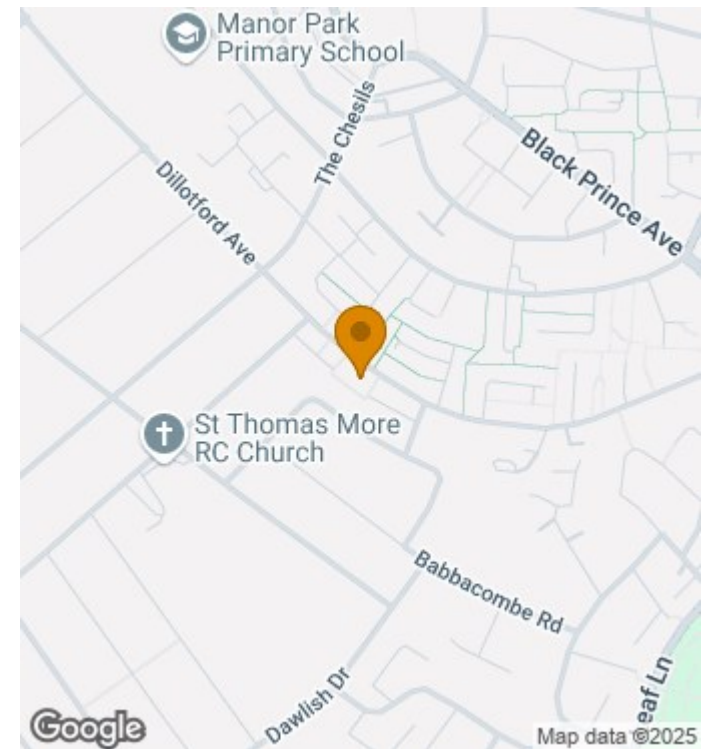
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

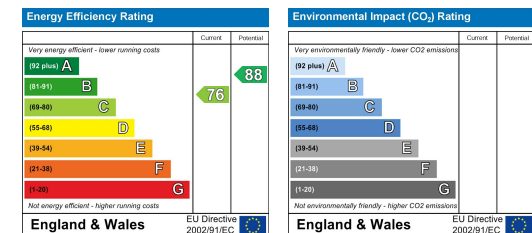
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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