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The Cheviot  
CV4 7JR

# The Cheviot CV4 7JR

Welcome to this stunning semi-detached house located in the desirable area of The Cheviot, Coventry. This impressive property was built in 2001 and offers a perfect blend of modern living and spacious comfort, making it an ideal family home.

As you enter the property, you are greeted by three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy family gathering or hosting friends, these versatile areas can easily adapt to your lifestyle needs. The natural light that floods through the large windows creates a warm and inviting atmosphere throughout the home.

The property boasts six generously sized bedrooms, ensuring that there is plenty of room for everyone. Each bedroom offers a peaceful retreat, perfect for unwinding after a long day. With three bathrooms, including en-suite facilities, morning routines will be a breeze, providing convenience for both family members and guests alike.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The Cheviot is known for its community spirit and accessibility, allowing for easy commuting to

## THE LOCATION

Situated within one of Coventry's most private and picturesque enclaves, Ivy Farm Lane sits within a conservation area that borders protected land and Canley Crematorium.

Within the popular and convenient South Coventry location of Cannon Hill, this ideal location offers easy access to well regarded local schooling, the A45, The University of Warwick, Kenilworth and Coventry itself.

With Cannon Park Primary School within walking distance, Stivichall Primary, Finham Secondary School and Bishop Ullathorne are all less than one mile from the address. King Henry VIII, situated close to Coventry City Centre and the Train Station sits less than 18 miles from the house. Canley Train Station is only 1 mile away.

Local and protected parkland sits extremely close so dog walkers, runners and simply those who enjoy the great outdoors will not be disappointed. In fact the walks through the neighboring parkland stretch towards The University of Warwick, Kenilworth Greenway and beyond.

Local and convenient shopping can be found at Cannon Park itself where Tesco, Aldi, Boots and many other retailers can be found.

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

5.44m x 4.04m

Snug

4.24m x 3.76m

Kitchen

5.05m x 4.29m

W/C

Dining Room

4.65m x 4.37m

Utility Room

Garage

5.33m x 4.98m

Gym

### FIRST FLOOR

Bedroom

5.44m x 2.92m

En-Suite

Bedroom

3.23m x 2.95m

Bedroom

3.23m x 3.02m

Bedroom

3.30m x 3.25m

Bedroom

5.16m x 4.52m

Bathroom

Bedroom

4.39m x 3.33m

Bathroom

## Floor Plan



TOTAL FLOOR AREA : 2685 sq.ft. (249.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: 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 Shorland 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 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

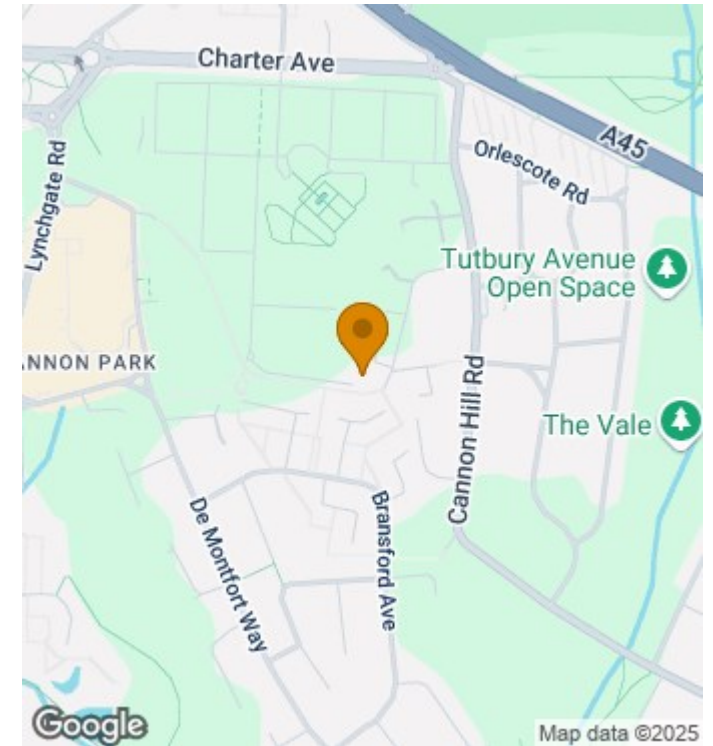
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
<p>EU Directive 2002/91/EC</p> 			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>EU Directive 2002/91/EC</p> 			



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