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Property Experts



Daventry Road  
Cheylesmore CV3 5HN



# Daventry Road

## CV3 5HN

\* SUPERBLY PRESENTED 3 BEDROOM SEMI \* EXTENDED FAMILY ACCOMMODATION \* DIRECT ACCESS CAR PARKING & CONCRETE GARAGE \* VIEWING HIGHLY RECOMMENDED READY TO MOVE INTO WITH NO CHAIN

Nestled on the desirable Daventry Road in the charming area of Cheylesmore, Coventry, this immaculately presented double square bayed semi-detached house offers an exceptional opportunity for families seeking a spacious and modern home with gas central heating and leaded light double glazed windows. The property boasts three well-proportioned bedrooms, one of which features fitted wardrobes together with a spacious fully tiled family bathroom with shower.

The heart of this home is undoubtedly the extended ground floor accommodation with the kitchen having limed oak effect fitted units, creating a stylish and functional space for culinary enthusiasts with 4 ring gas hob, and oven (rarely used & only 2 years old) with double glazed double doors through to the well maintained private rear garden. The lounge has been extended with archway through to the Dining/ Sitting room.

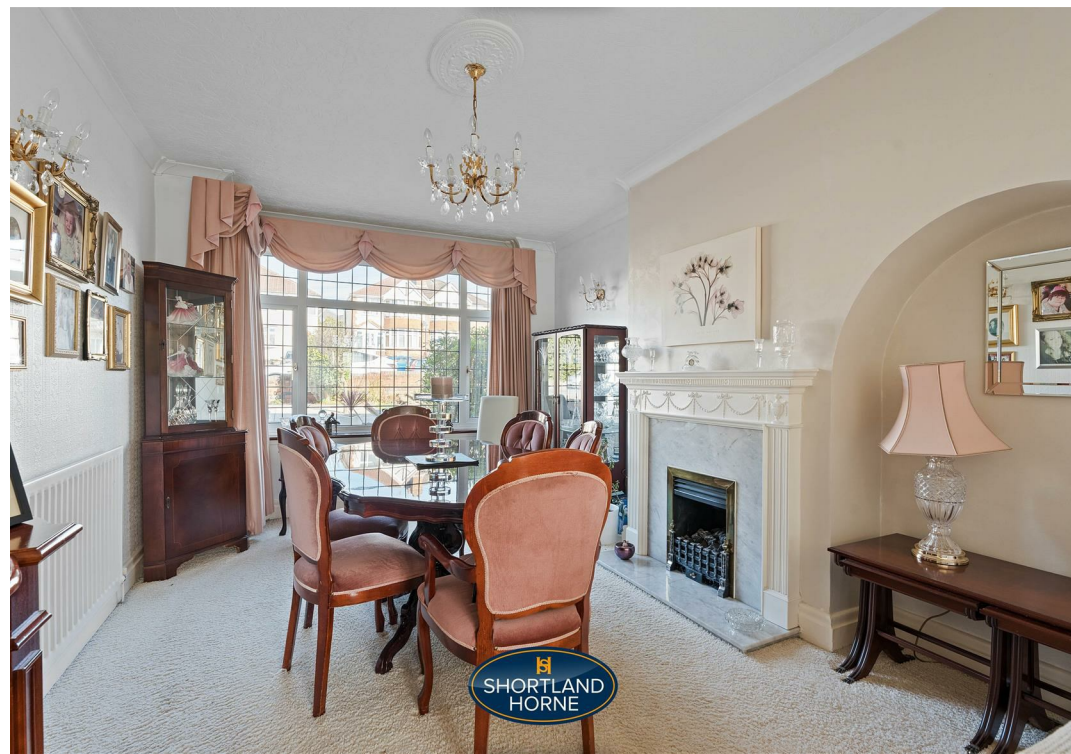
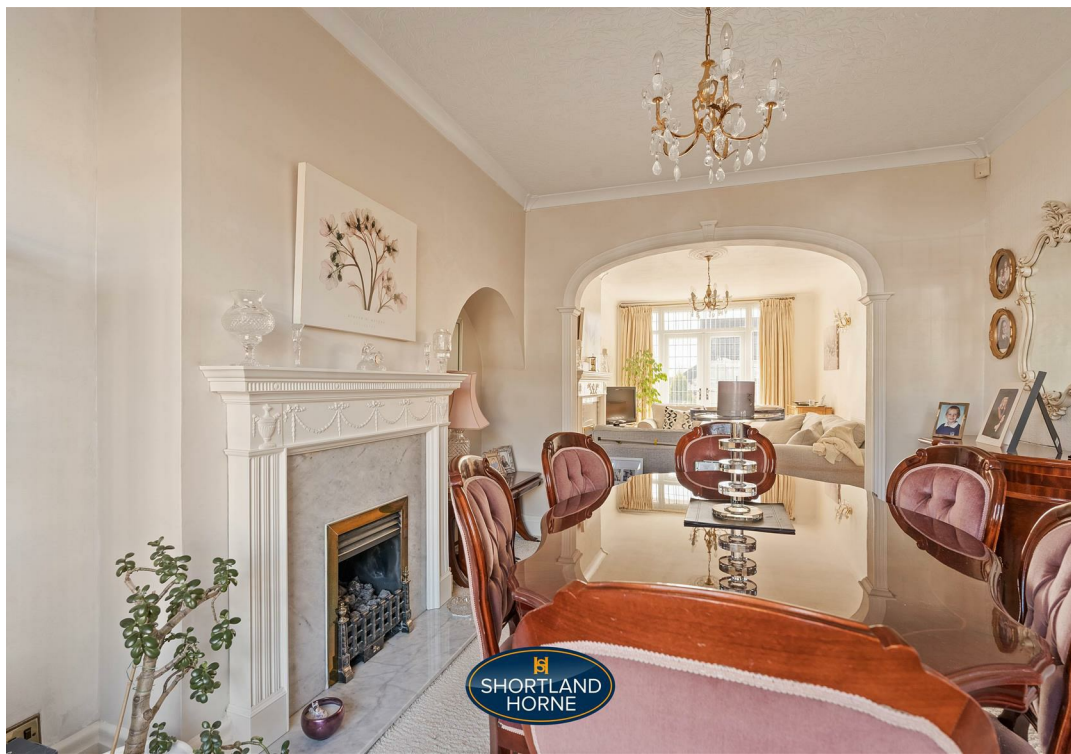
In addition to its attractive interior, the property benefits from direct access car parking, making daily life more convenient and concrete sectional garage. The house is offered with no chain, allowing for a smooth and swift transaction for prospective buyers.

We strongly recommend viewing this delightful property to fully appreciate its charm which has been a family home over the past 60 years. With its excellent location and modern amenities, this home is sure to attract considerable interest within a few minutes walk of the Daventry Road shopping parade, Quinton Pool & Whitley Common. Don't miss the chance to make this wonderful house your new family home.

selling quality  
property since 1995















## Dimensions

ENTRANCE HALL

CLOAKROOM

DINING ROOM

4.37 x 3.20

EXTENDED LOUNGE

5.04 x 3.20

EXTENDED FITTED  
KITCHEN

4.68 x 1.95

LANDING

BEDROOM ONE

4.52 x 3.18

BEDROOM TWO

3.65 x 3.17

BEDROOM THREE

2.73 x 1.95

FAMILY BATHROOM

DIRECT ACCESS  
WITH SHARED  
DRIVEWAY TO  
GARAGE

5.50 x 2.80

FRONT CAR PARKING  
BAY

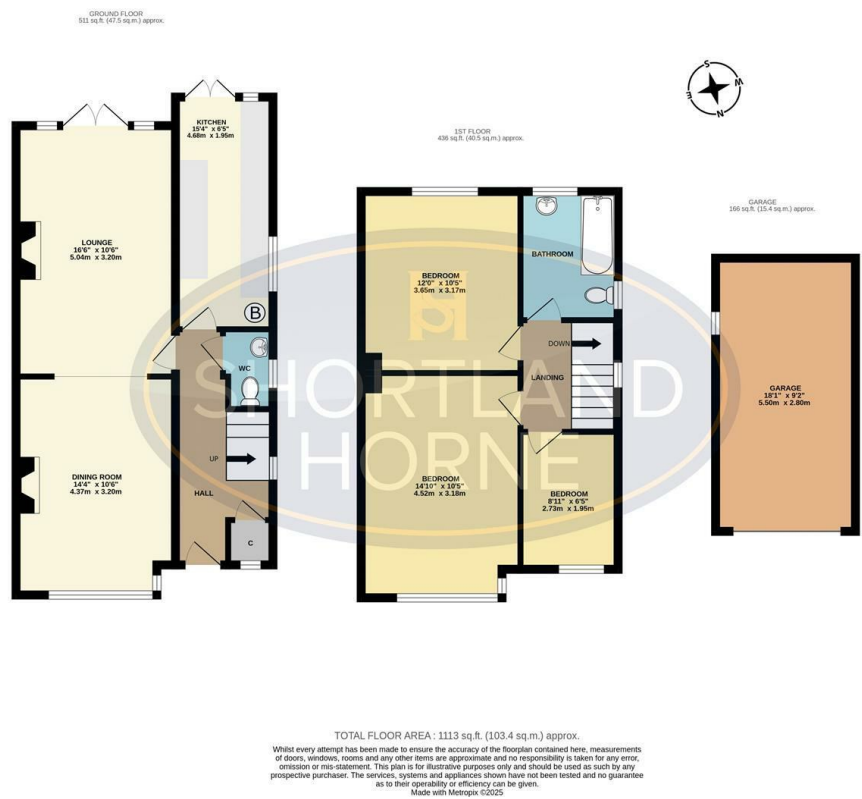
PRIVATE WELL LAID  
OUT REAR GARDEN

VIEWING HIGHLY  
RECOMMENDED

NO UPWARD CHAIN



Floor Plan



Total area: 1113.00 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.

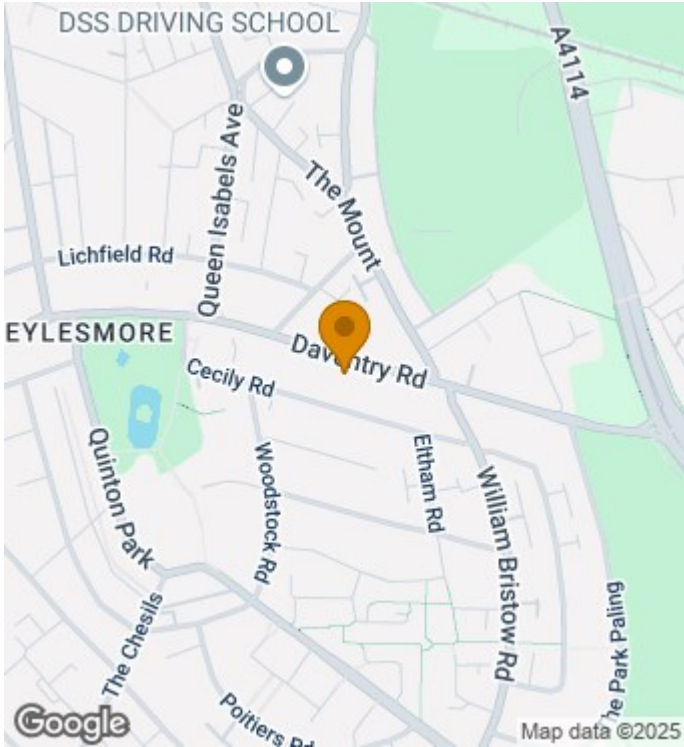
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

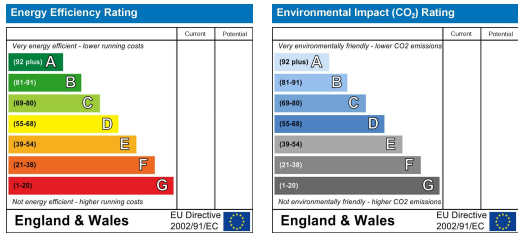
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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