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Property Experts



Orchard Crescent
CV3 6HJ

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A most impressive extended four bedroom semi-detached home ideal for a family with over 1400sqft of living space situated in the desirable and exclusive location of Orchard Crescent in Styvechale. Orchard Crescent is ideally placed being within walking distance of Coventry train station that has direct routes to Birmingham New Street and is also an hours journey to London Euston Station. The property is also in walking distance to the War Memorial Park and a short distance into Coventry City Centre where there is a range of high street shops.

The accommodation briefly comprises of a storm porch, an entrance hallway with doors leading off to a spacious 13ft lounge with a bay window overlooking the front garden, a 15ft Dining Room with doors opening out to the rear garden, a fully fitted extended kitchen with a cooker and a ceramic hob. There is a W/C, a store room pantry and a very useful spacious utility where the boiler is kept and space for a fridge/freezer.

On the first floor you will find a family bathroom with a bath and a shower over, a further separate W/C and four bedrooms, three of these bedrooms are doubles and the other one is a single bedroom.

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

4.09m x 3.66m

Dining Room

4.80m x 3.71m

Kitchen

4.60m x 2.41m

Utility Room

Pantry

W/C

Garage

FIRST FLOOR

Bedroom One

4.45m x 3.15m

Bedroom Two

3.96m x 3.76m

Bedroom Three

3.76m x 2.49m

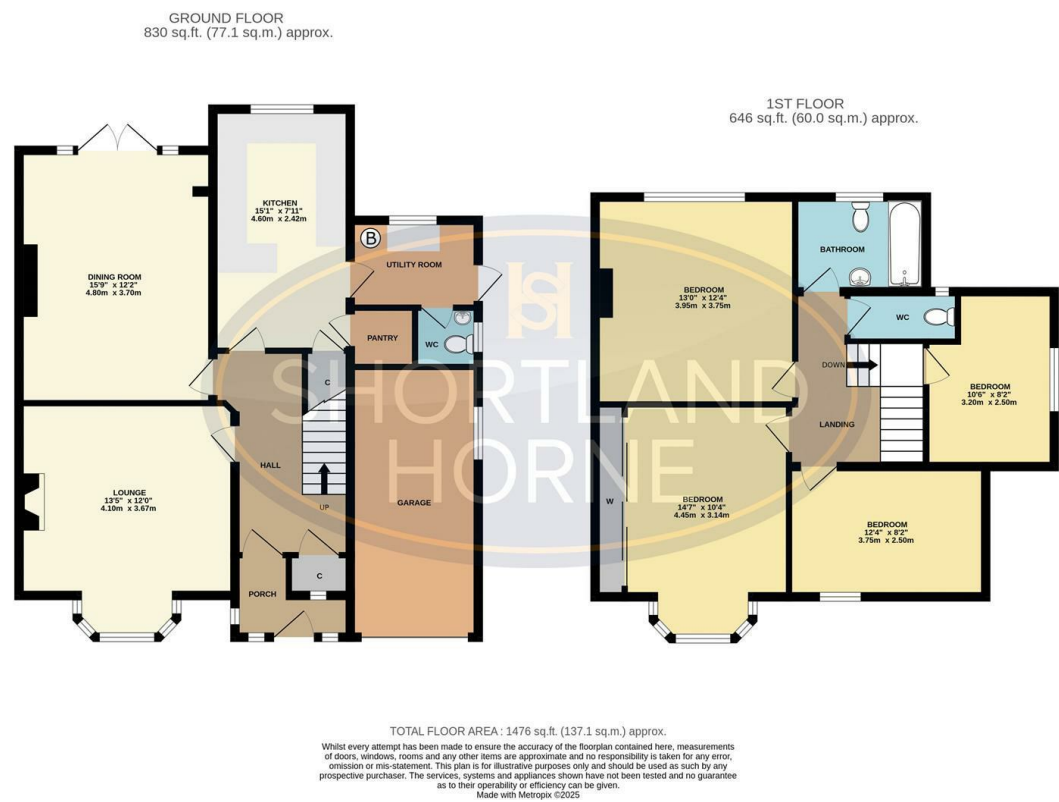
Bedroom Four

3.20m x 2.49m

Bathroom

W/C

Floor Plan



Total area: 1476.00 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.

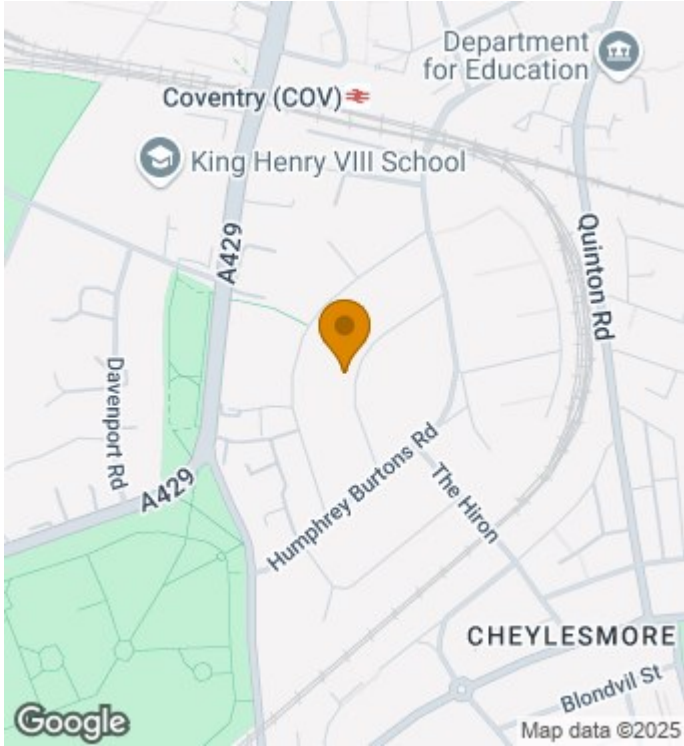
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

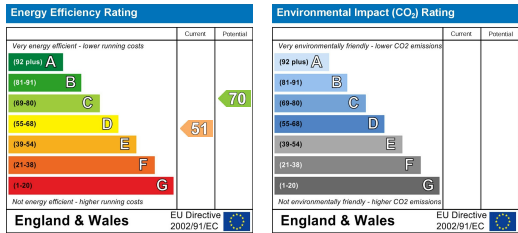
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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