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Nova Croft  
CV5 7EJ



# Nova Croft

## CV5 7FJ

Nestled in the desirable area of Nova Croft, Eastern Green, Coventry, this charming three-bedroom semi-detached house presents an excellent opportunity for families, first-time buyers, or investors. The property is conveniently located within easy reach of reputable local schools, shops, and the motorway network, making it an ideal choice for those seeking both comfort and accessibility.

Upon entering, you are welcomed by an entrance hallway that leads to a lounge/diner, a lovely sun trap conservatory overlooking the garden, a fully fitted kitchen, offering ample space for double ovens, a gas hob, fridge/freezer, and washing machine. This area is perfect for family gatherings and entertaining guests. Additionally, there is a garage and a convenient W/C enhance the practicality of the home.

The first floor boasts three generously sized double bedrooms, one of which features built-in wardrobes, providing plenty of storage space. The family shower room is also well-proportioned, catering to the needs of a busy household, there is also a further separate W/C.

Externally, the property has a lawned garden to the front and side access leading to a large, well-maintained lawned garden at the rear. This outdoor space is ideal for entertaining or simply enjoying the fresh air.

While the property is in need of some upgrading and modernising, it offers a fantastic canvas for those looking to put their personal touch on their new home. With its prime location and spacious layout, this lovely family home is not to be missed.

selling quality  
property since 1995



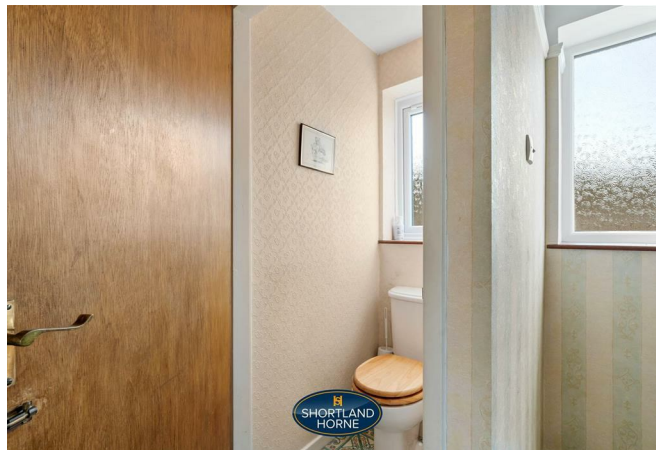
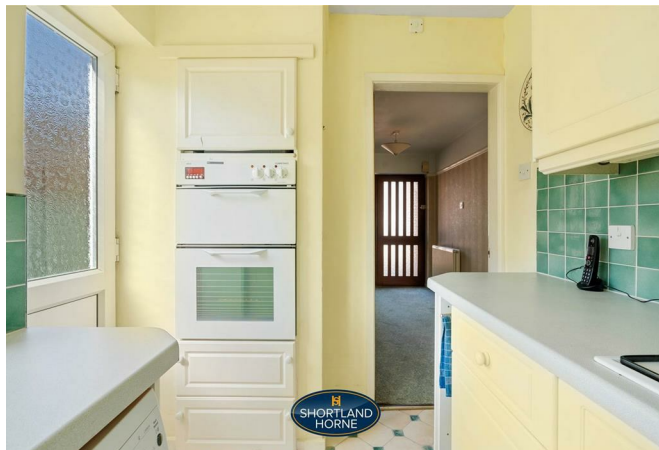












## Dimensions

### GROUND FLOOR

Entrance Hallway

W/C

Lounge/Diner

5.11m x 4.85m

Kitchen

2.59m x 2.06m

Conservatory

2.87m x 2.79m

Garage

4.88m x 2.36m

### FIRST FLOOR

Bedroom One

4.80m x 2.97m

Bedroom Two

3.40m x 2.97m

Bedroom Three

2.74m x 2.01m

Shower Room

W/C



# Floor Plan



Total area: 1026.00 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.

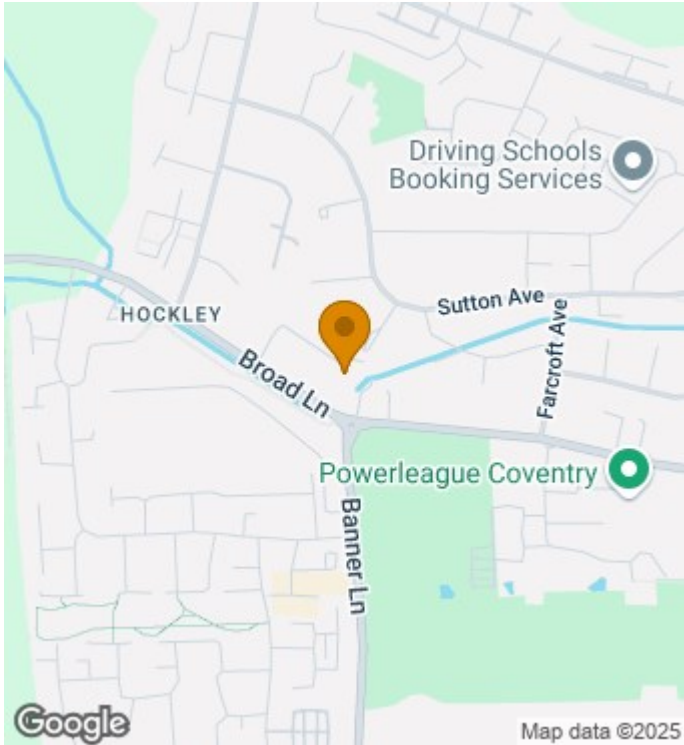
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**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

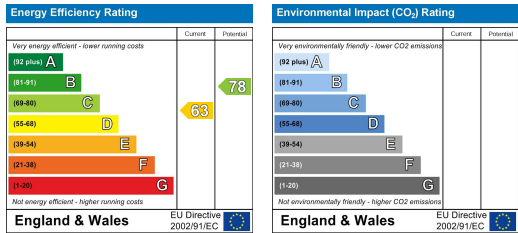
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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