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Property Experts



Hexworthy Avenue  
CV3 6LT



# Hexworthy Avenue

## CV3 6LT

\* MUST BE VIEWED TO BE APPRECIATED - COMPETITIVELY PRICED WITH NO UPWARD CHAIN

\* 3 BEDROOM SEMI TO THE SOUTH OF THE CITY \* CLOSE TO EXCELLENT LOCAL SCHOOLS \* REFITTED KITCHEN \* DIRECT ACCESS CARPORT THROUGH TO BRICK GARAGE

Nestled in the sought after residential location of Styvechale Grange, Coventry, this delightful three-bedroom semi-detached house along Hexworthy Avenue presents an excellent opportunity for both families and first-time buyers. The property boasts a spacious through lounge/ dining room, perfect for entertaining guests or enjoying quiet family evenings, a modern fitted kitchen and a W/C.

On the first floor you will find a family bathroom and three bedrooms, two of these bedrooms are doubles and the third is a single bedroom.

Outside to the front is a driveway with a shelter leading you to the garage and to the rear there is a fully enclosed garden.

selling quality  
property since 1995

*Custom text box*









*Custom text box*





## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room

6.83m x 3.96m

Kitchen

3.20m x 3.00m

W/C

### FIRST FLOOR

Bedroom One

3.58m x 3.28m

Bedroom Two

3.58m x 3.45m

Bedroom Three

3.05m x 2.49m

Bathroom

### OUTSIDE

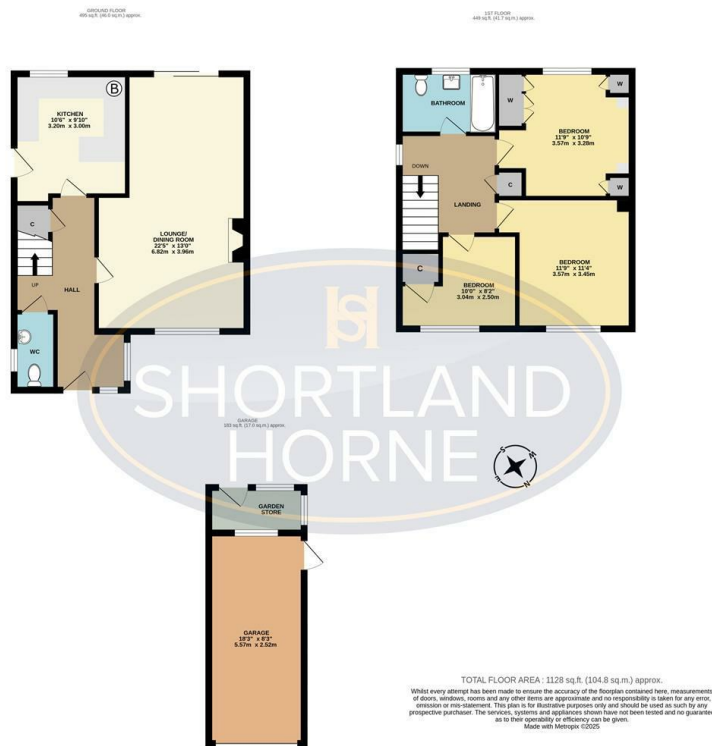
Garage

5.56m x 2.51m





# Floor Plan



Total area: 1128.00 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.

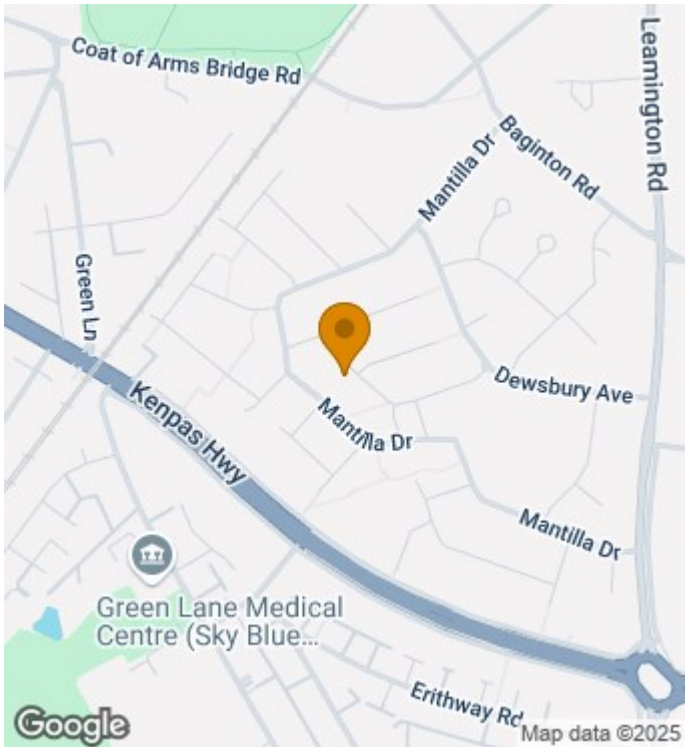
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

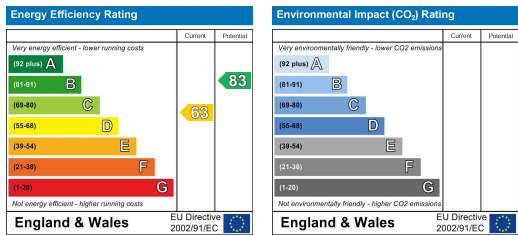
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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