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Property Experts



High Street  
Keresley CV6 2EN



# High Street CV6 2EN

\* NOT TO BE MISSED VASTLY IMPROVED & WELL PRESENTED  
DOUBLE STONE BAYED SEMI \* PLEASANT BACKWATER  
SETTING \* REFITTED KITCHEN \* 3 BEDROOMS ONE WITH  
BUILT IN WARDROBES \* REFURBISHED BATHROOM \* DIRECT  
ACCESS AMPLE CAR PARKING TO WIDE BRICK BUILT  
GARAGE

Nestled in a charming backwater road along High Street, Keresley, , this vastly improved semi-detached house offers a delightful blend of modern living and traditional charm. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The extended family home is within walking distance of Coundon Hall Park and Coundon Wedge as well as excellent local primary and secondary schools including Coundon Court, Cardinal Newman & President Kennedy.

The heart of the home is a fitted kitchen with split level hob & oven, which is both functional and stylish, complemented by a convenient utility room that adds to the practicality of daily life and cloakroom. The spacious living areas are enhanced by the double stone bay windows, allowing natural light to flood in and create a warm and inviting atmosphere. with gas central heating and double glazed windows with diamond leaded lights to the front.

One of the standout features of this property is the direct access car parking, accommodating multiple vehicles with ease to the larger than average garage providing ample storage or for a workshop, catering to various needs.

This semi-detached house is not just a home; it is a sanctuary in a peaceful setting between Tamworth Road and Bennetts Road South making it an ideal choice for those looking to enjoy the tranquility of Keresley while still being close to the amenities of Coventry. With its thoughtful improvements and desirable features, this property is sure to attract interest from discerning buyers within a few minutes drive of Corley & Fillongley.

selling quality  
property since 1995















## Dimensions

STORM PORCH  
ENTRANCE

ENTRANCE HALL  
BAY WINDOWED  
THROUGH LOUNGE/  
DINING ROOM

6.95 x 3.46

BRICK BUILT  
DOUBLE GLAZED  
CONSERVATORY

11.6 x 2.56

REFITTED KITCHEN

UTILITY AREA

CLOAKROOM

LANDING

BEDROOM ONE

3.43 x 3.05

BEDROOM TWO

3.36 x 3.20

BEDROOM THREE

2.34 x 2.13

REFURBISHED FULLY  
TILED BATHROOM

DIRECT ACCESS  
AMPLE CAR PARKING  
FOR NUMEROUS  
VEHIC

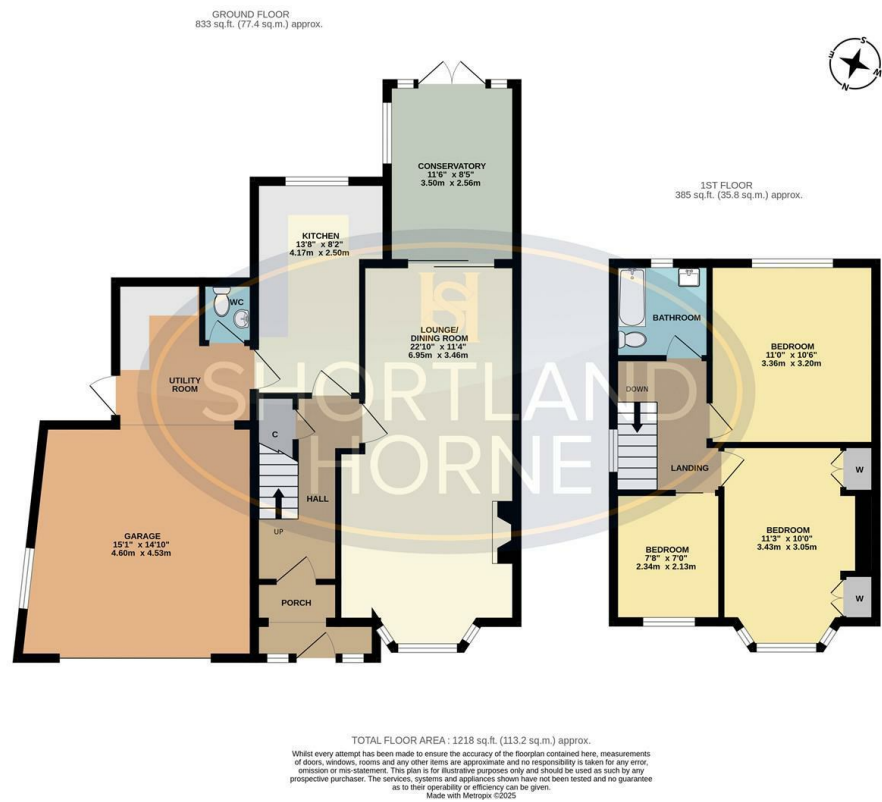
LARGER THAN  
AVERAGE BRICK  
BUILT GARAGE

PRIVATE FULLY  
FENCED REAR  
GARDEN BACKING  
ONTO NEW

VIEWING HIGHLY  
RECOMMENDED



Floor Plan



Total area: 1218.00 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.

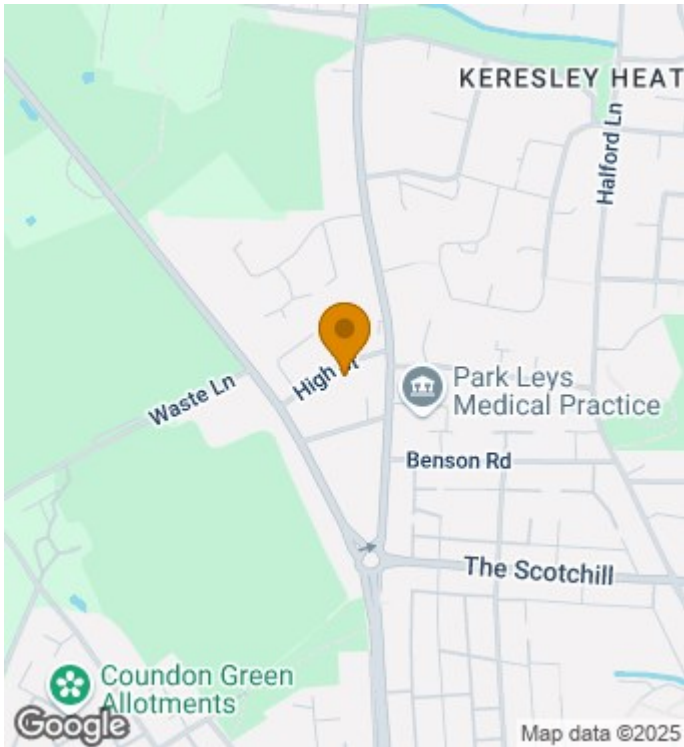
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

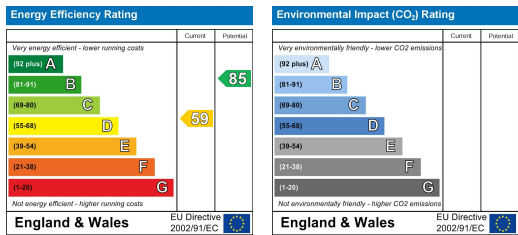
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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