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Fletchamstead Highway
CV17 7AW

Fletchamstead Highway

CV4 7AW

Nestled on the desirable Fletchamstead Highway in Coventry, this impressive detached house is a must-see for families seeking a modern and spacious home. With three generously sized double bedrooms and the option of a fourth bedroom or study, this property is perfect for those who value both comfort and versatility.

Upon entering, you are greeted by a welcoming porch that leads into a bright entrance hallway. The ground floor boasts a convenient downstairs WC, and a well-appointed kitchen. The highlight of the home is the exceptionally spacious L-shaped lounge, which features a dining area, a modern gas fire, and patio doors that open onto a delightful south-facing rear garden, complete with a decking area ideal for outdoor entertaining. The study or fourth bedroom is also generously sized and offers direct access to the garden, making it a perfect space for work or relaxation.

Moving to the first floor, you will find three double bedrooms, with the master bedroom benefiting from fitted wardrobes and cupboards for ample storage. The bathroom is equipped with a three-piece suite and a separate shower cubicle, catering to all your family's needs. Additionally, the attic features two skylights and presents an exciting opportunity for conversion into an extra bedroom, should you desire (STPC)

selling quality
property since 1995

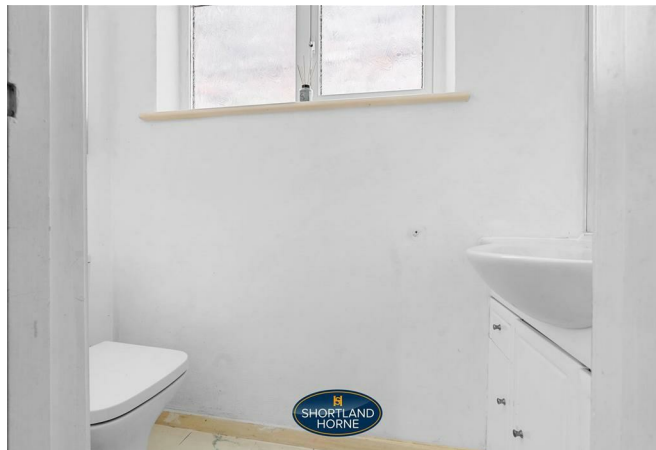
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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

7.29m x 5.99m

Kitchen

3.00m x 2.69m

Study

7.01m x 3.25m

W/C

FIRST FLOOR

Bedroom One

4.19m x 3.20m

Bedroom Two

3.99mx 3.15m

Bedroom Three

3.00m x 2.72m

Bathroom

OUTSIDE

Garage

5.03m x 2.49m

Floor Plan



Total area: 1547.00 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

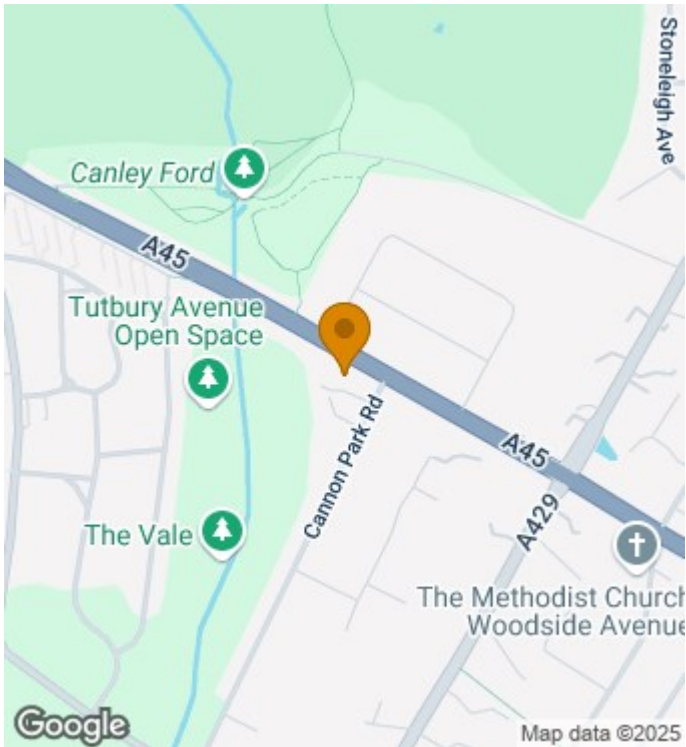
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

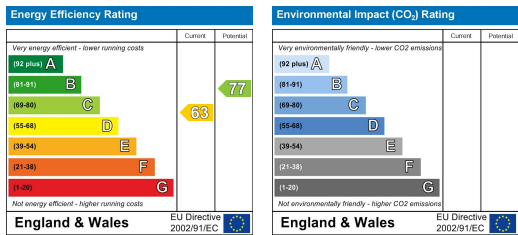
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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