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Brathay Close
Styvechale CV3 5PR

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Nestled in the peaceful cul de sac of Brathay Close, Coventry, this charming mid-terrace house presents an excellent opportunity for first-time buyers and landlord investors alike. Tastefully renovated throughout, the property boasts a modern yet inviting atmosphere, making it a delightful place to call home.

Upon entering, you are greeted by a welcoming entrance lobby that leads to a convenient cloakroom WC. The spacious lounge features patio doors that open onto the garden, allowing natural light to flood the room and providing a seamless connection to the outdoor space. The well-appointed kitchen diner is perfect for family meals and entertaining guests, while a rear lobby offers additional storage and access to the garden.

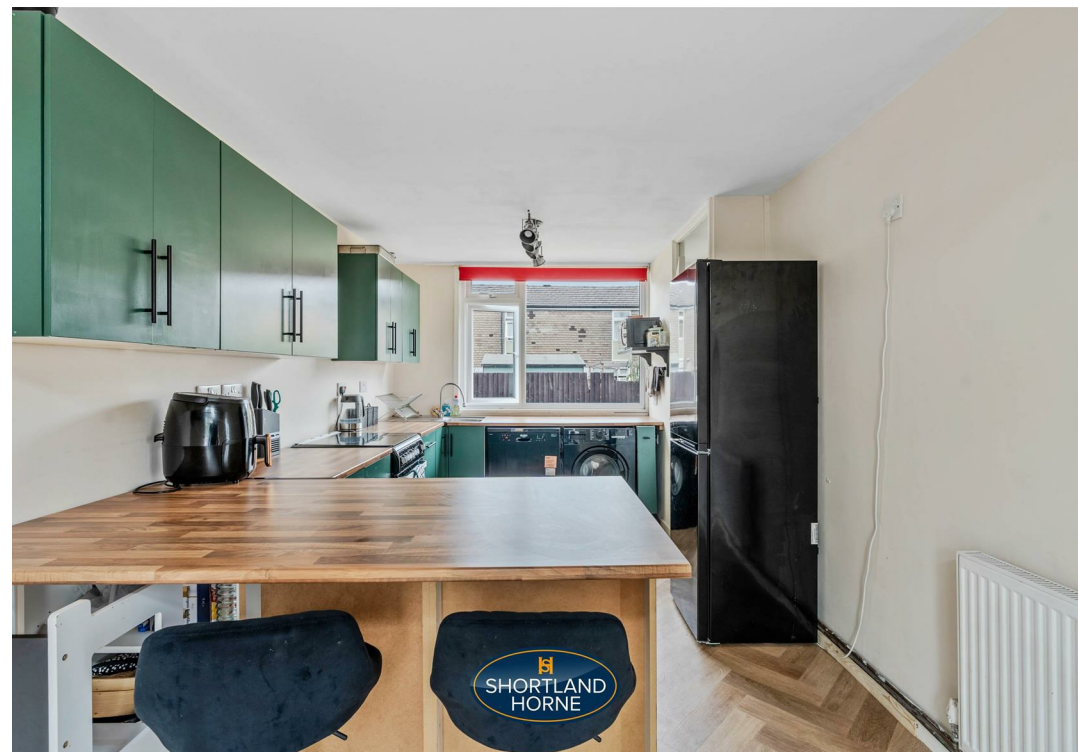
The first floor comprises a landing that leads to three generously sized bedrooms, ensuring ample space for family or guests. A well-designed bathroom and a separate WC complete the upper level, catering to the needs of a busy household.

Outside, the property benefits from gardens to both the front and rear, providing a lovely outdoor retreat for relaxation or play. Additionally, there is easy access to a

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Hallway

Lounge

4.57m x 3.33m

Kitchen/Diner

5.41m x 2.72m

W/C

FIRST FLOOR

Bedroom One

4.34m x 3.35m

Bedroom Two

3.58m x 3.25m

Bedroom Three

3.91m x 1.80m

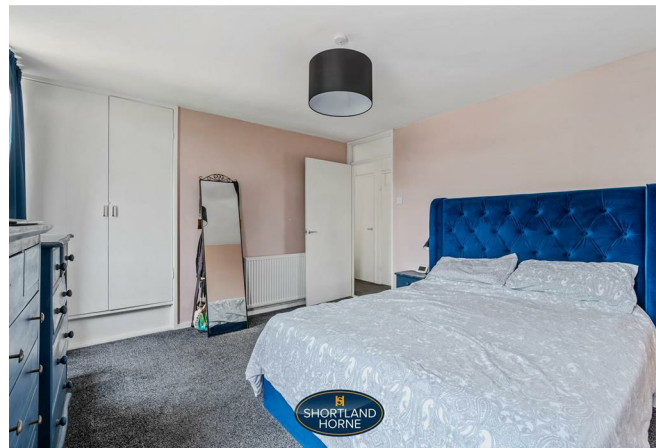
Bathroom

W/C

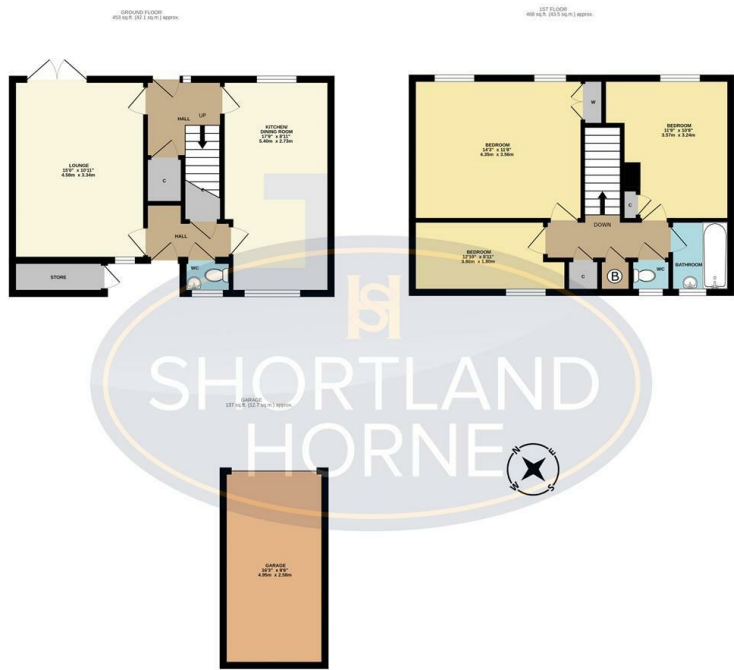
OUTSIDE

Garage

4.95m x 2.59m



Floor Plan



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: sq ft

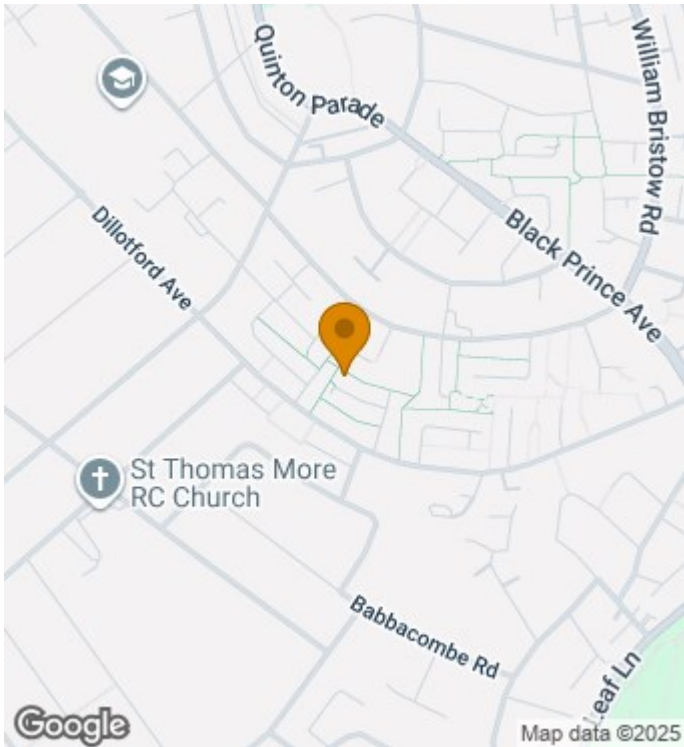
Disclaimer

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

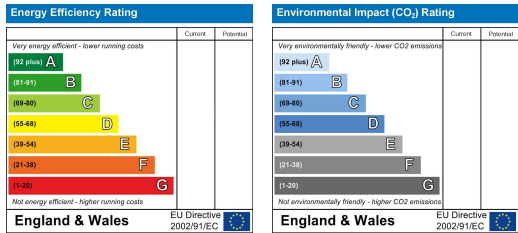
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

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Location Map



EPC



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