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Newby Close
CV3 5NQ

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Nestled in the charming area of Newby Close, Styvechale, Coventry, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts two reception rooms, providing ample space for relaxation and entertaining. The inviting lounge is perfect for unwinding after a long day overlooking the stunning garden, while the dining room offers a lovely setting for family meals and gatherings.

The well-appointed kitchen is functional and ready for your culinary adventures. Upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat. The modern shower room is tastefully designed, ensuring convenience and style.

One of the standout features of this property is the wonderful rear garden, which is significantly larger than most in the area. This expansive outdoor space is perfect for gardening enthusiasts, children to play, or simply enjoying the fresh air. Additionally, there is considerable potential to extend the property further, allowing you to tailor it to your specific needs.

Completing this attractive offering is a detached garage, providing valuable storage space or the possibility of a workshop. The property is being sold with no onward chain, making for a smooth and straightforward purchase process.

In summary, this semi-detached house on Newby Close is a fantastic opportunity to create your ideal home in a desirable location. With its generous living spaces, beautiful garden, and potential for expansion, it is not to be missed.

selling quality
property since 1995









Dimensions

Ground Floor

Porch

Dining Room

4.24 x 4.12

Lounge

3.94 x 3.86

Kitchen

4.18 x 2.35

First Floor

Bedroom 1

3.26 x 3.26

Bedroom 2

4.18 x 2.26

Bedroom 3

2.85 x 2.15

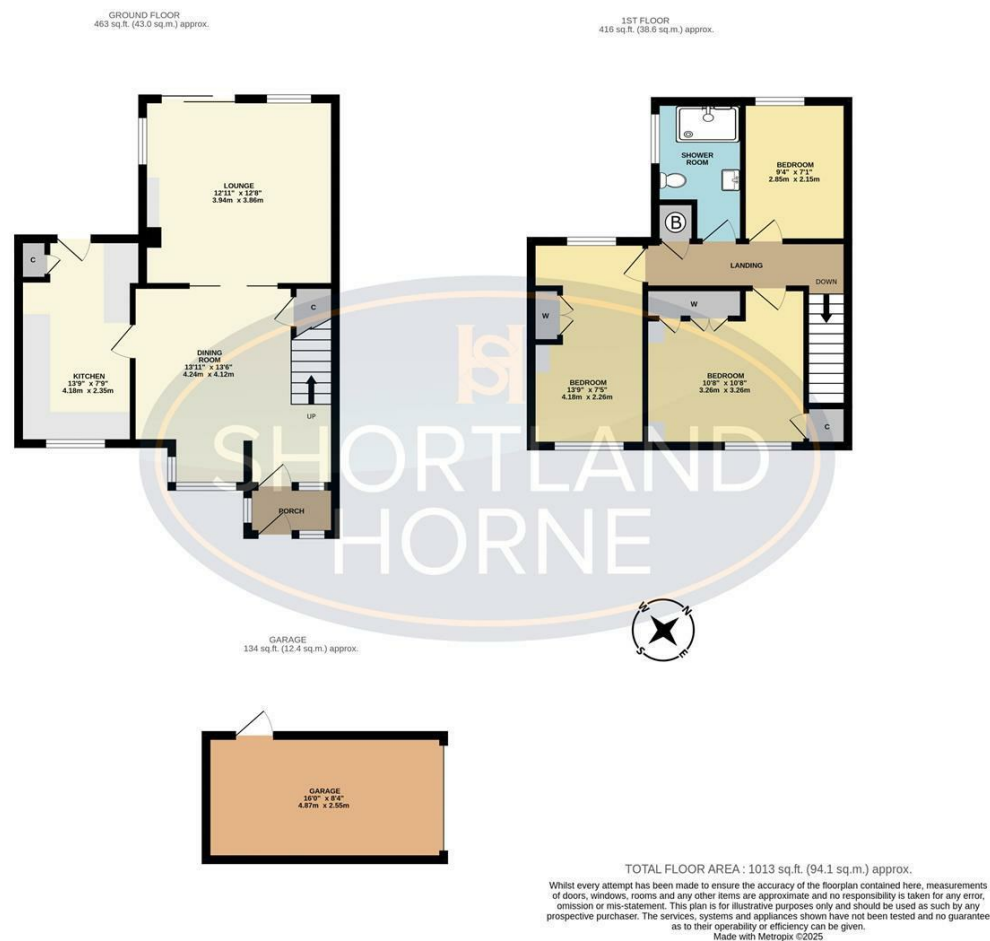
Shower Room

Outside

Garage

4.87 x 2.55





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

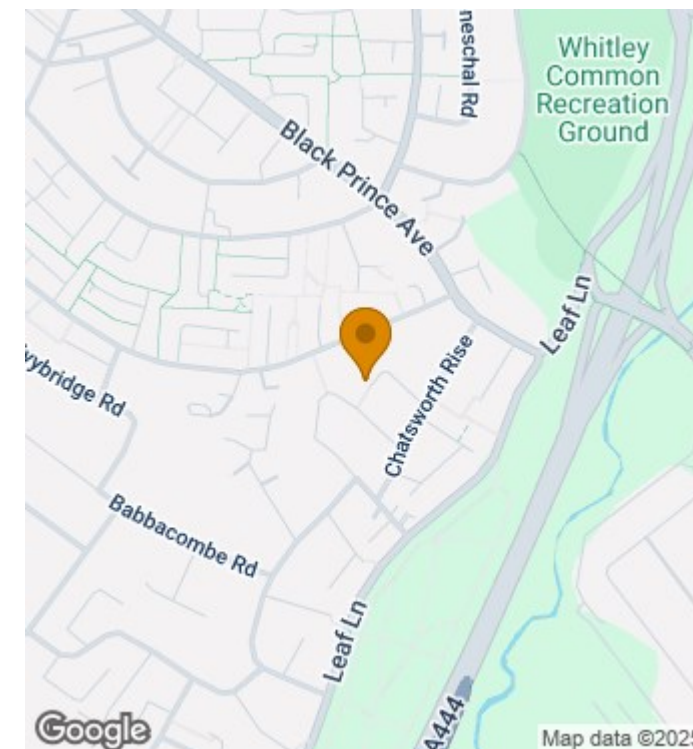
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

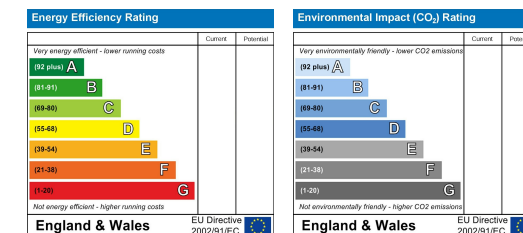
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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