



  
SHORTLAND  
HORNE

Trusted  
Property Experts

  
SHORTLAND  
HORNE

Cheriton Close  
CV5 9JX



# Cheriton Close

## CV5 9JX

Nestled in the charming area of Cheriton Close, Coventry, this delightful mid-terrace house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Cheriton Close is situated in a friendly neighbourhood, making it an ideal location for those seeking a community feel. The property is conveniently located near local amenities, schools, and parks, providing everything you need within easy reach.

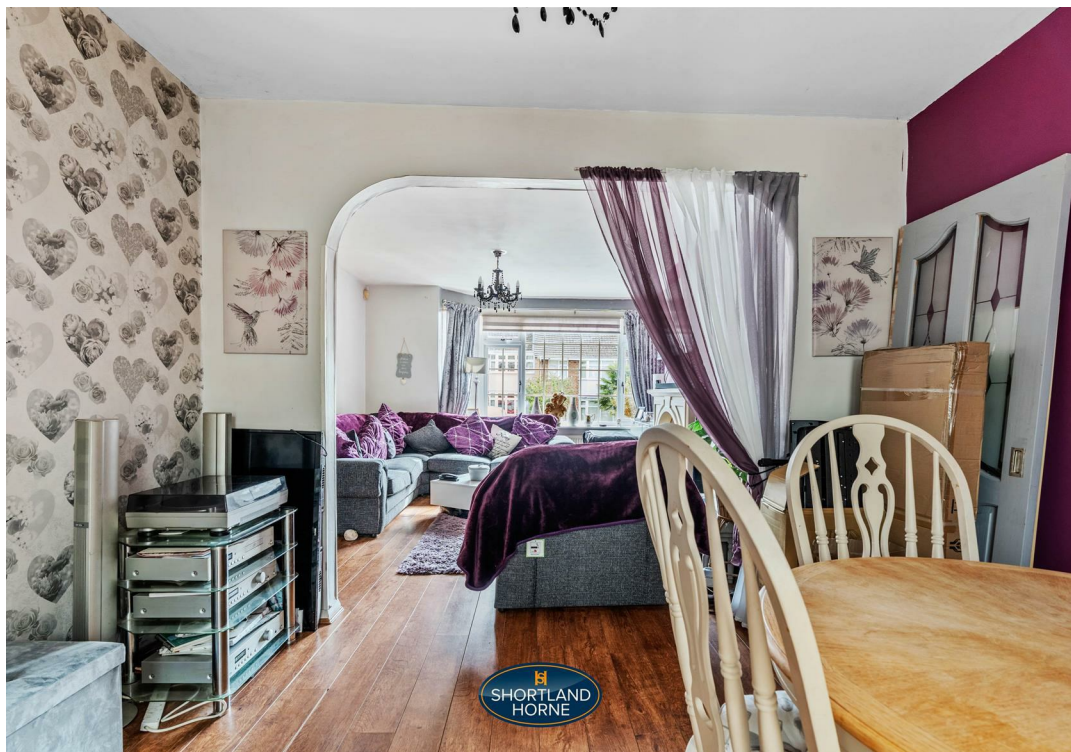
This mid-terrace house is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it is a must-see for anyone looking to settle in Coventry. Don't miss the chance to make this lovely property your own.

selling quality  
property since 1995

*Custom text box*





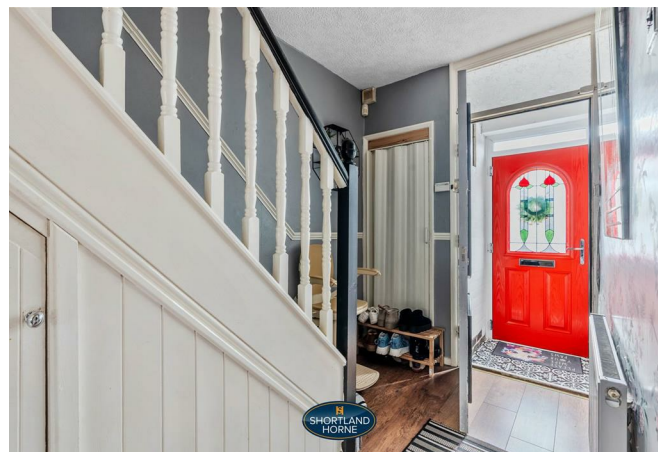
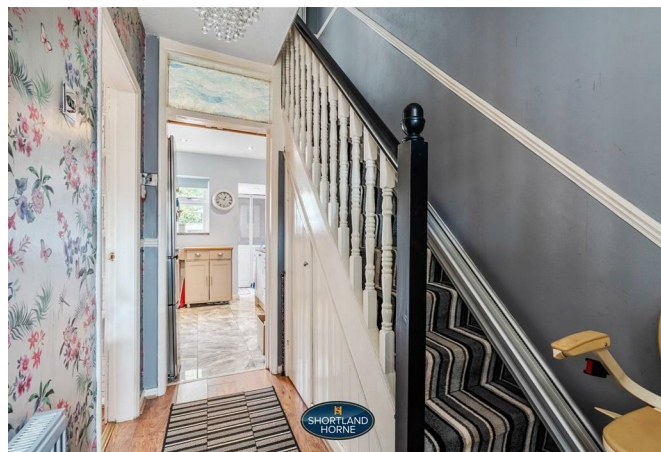




*Custom text box*







## Dimensions

### GROUND FLOOR

Entrance Hallway

Lounge

4.60 x 3.94

Dining Room

3.37 x 3.02

Conservatory

2.78 x 2.78

Kitchen

3.05 x 2.30

### FIRST FLOOR

Bedroom One

3.90 x 3.66

Bedroom Two

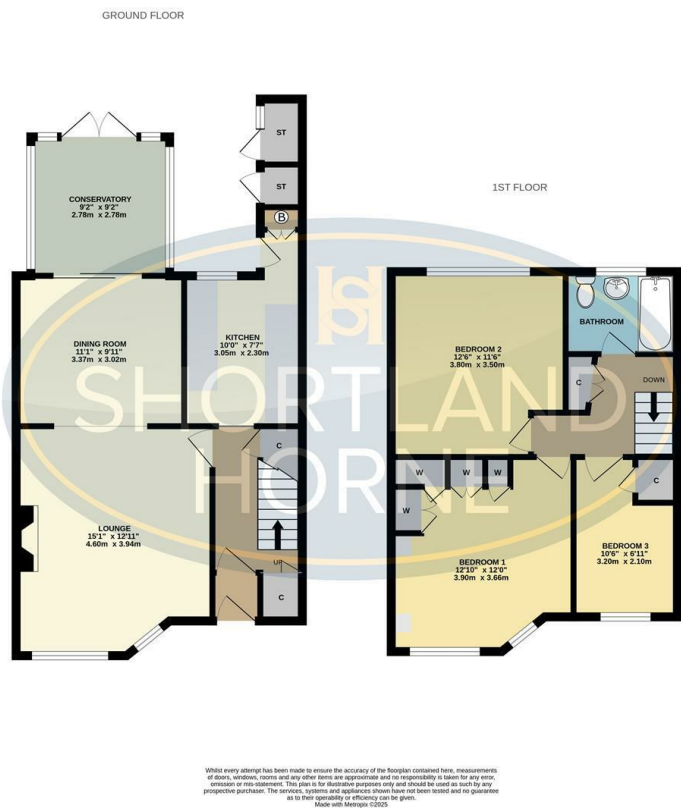
3.80 x 3.50

Bedroom Three

3.20 x 2.10

Bathroom

Floor Plan



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.

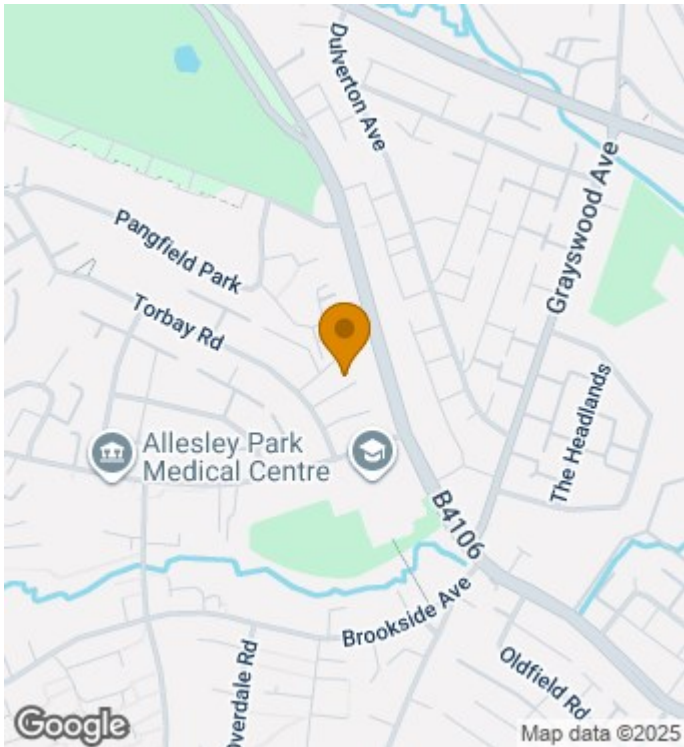
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

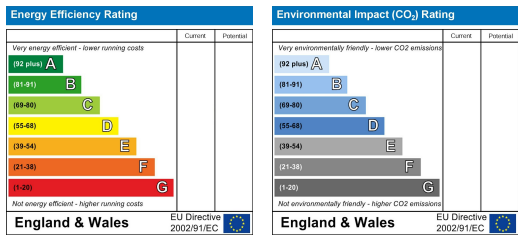
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

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



Trusted  
Property Experts