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Moyle Crescent
CV5 7EU

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Nestled in the desirable Moyle Crescent of Eastern Green, Coventry, this charming semi-detached house is a true family gem, occupying a corner plot. Spanning an impressive 1,177 square feet, this much-loved home is ideally situated near excellent local schools, shops, and public transport links, making it perfect for families and commuters alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge/diner, perfect for family gatherings and entertaining guests. The fully fitted kitchen boasts an integrated oven and gas hob, along with ample space for a fridge/freezer, ensuring that culinary enthusiasts will feel right at home. There is also a very useful W/C.

The first floor features a well-appointed family bathroom with a walk in shower, providing convenience for busy mornings. The property offers three bedrooms, including two generous double rooms and a cosy single bedroom, catering to various family needs.

Externally, the front of the house showcases a block-paved driveway, providing parking

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selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.55m x 3.94m

Dining Room

3.33m x 3.20m

Kitchen

3.20m x 3.15m

W/C

FIRST FLOOR

Bedroom One

3.71m x 3.61m

Bedroom Two

3.18m x 2.77m

Bedroom Three

2.59m x 2.29m

Shower Room

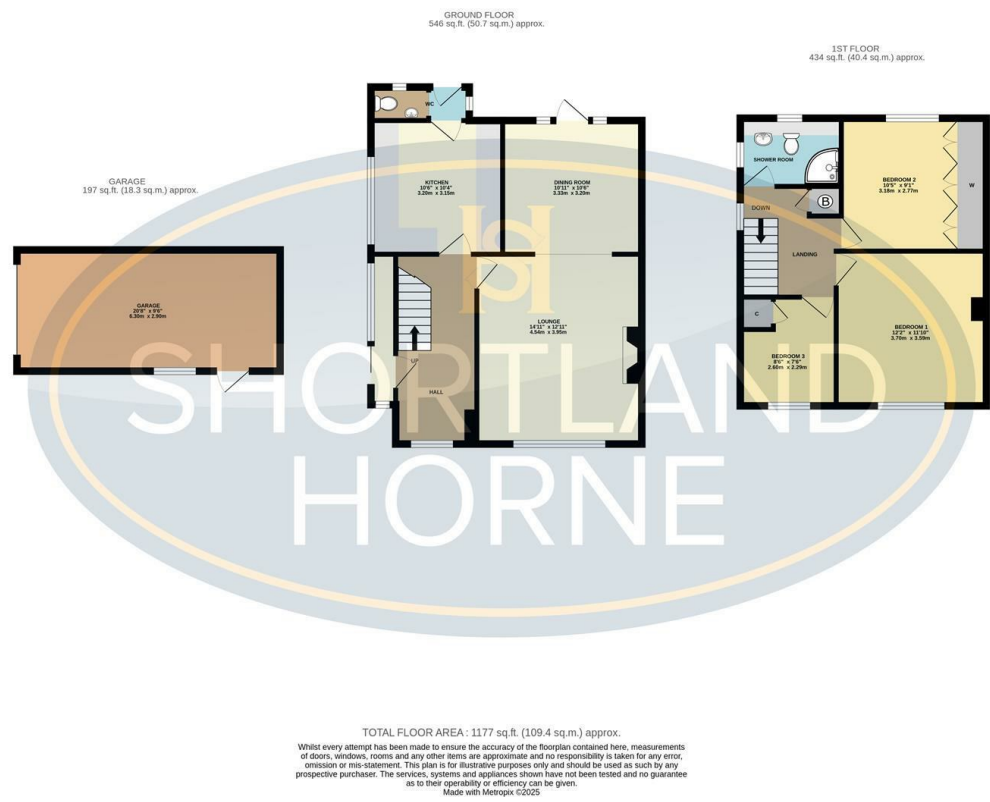
OUTSIDE

Garage

6.30m x 2.90m



Floor Plan



Total area: 1177.00 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.

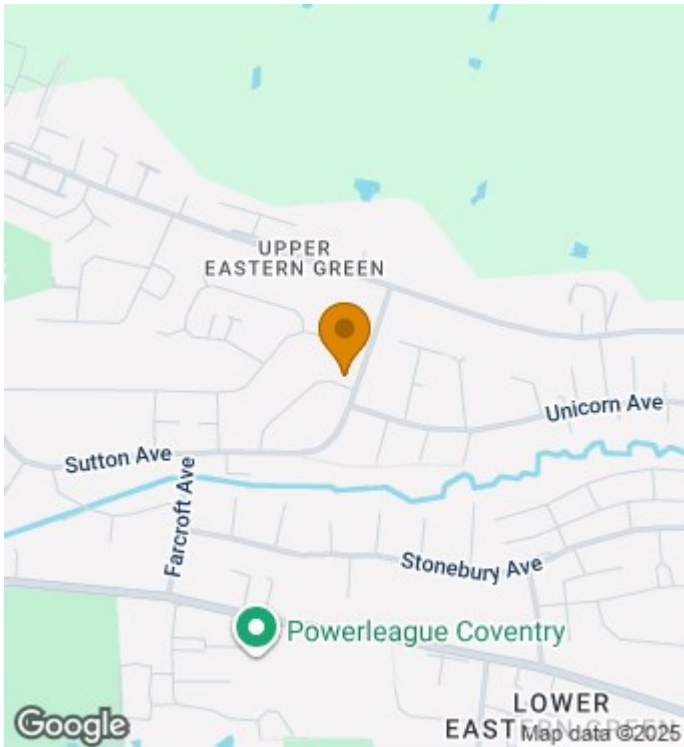
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

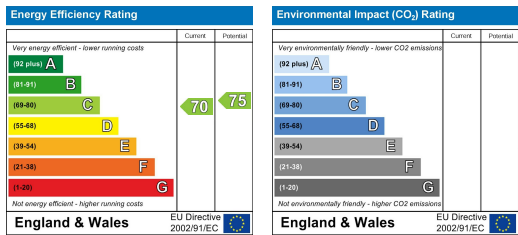
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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