

Floor Plan



TOTAL FLOOR AREA: 1700 sq ft. (157.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, surveys and reports are not to be used as a basis for any legal proceedings. All rights reserved. © Shortland Horne Ltd. 2013. Made with MyPlan 2.0.13.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

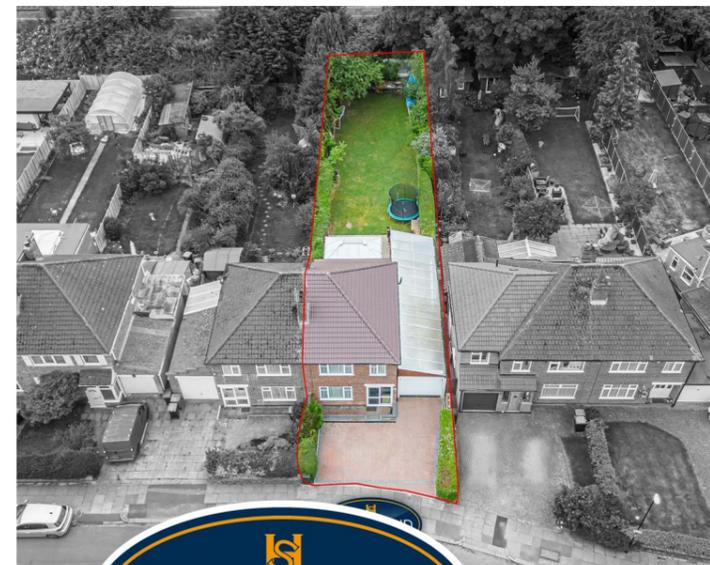
Appliances

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.



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The Hiron
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£450,000 Guide Price | Bedrooms 4 Bathrooms 2

Nestled in the desirable area of Styvechale, Coventry, this extended four-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. Spanning an impressive 1,700 square feet, the property is conveniently located within walking distance to local amenities on Daventry Road, as well as being in close proximity to the train station, Coventry city centre, and the picturesque Memorial Park.

Upon entering, you are greeted by a welcoming storm porch that leads into a spacious entrance hallway. The ground floor boasts a comfortable lounge featuring a charming gas fireplace, perfect for cosy evenings. Adjacent to the lounge is a separate dining room, which also includes a delightful gas fireplace, creating an inviting atmosphere for family meals and gatherings. The extended kitchen is fitted with modern units and offers ample space for appliances, making it a practical hub for culinary enthusiasts. A conservatory provides additional living space, while a convenient wet room and a useful lean-to complete the ground floor layout.

Moving to the first floor, you will find two generously sized double bedrooms, one of which benefits from built-in wardrobes, alongside a single bedroom and a family bathroom, ensuring ample accommodation for all.

Externally, the property features a paved driveway that provides off-road parking, along with a single garage equipped with an up-and-over door. The rear garden is fully enclosed, predominantly laid to lawn, and adorned with mature shrubs and trees, creating a serene outdoor space. A paved patio area is ideal for entertaining guests, and a newly fitted garden office offers a versatile space for work or leisure.

Shortland Horne highly recommends a viewing to fully appreciate the potential and charm this wonderful home has to offer.



GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	14'1 x 12'0
Dining Room	13'0 x 10'6
Kitchen	13'1 x 8'8
Ground Floor Bedroom	9'10 x 7'4

Conservatory

W/C/Wet Room	
Lean To Garage	44'11 x 10'7
FIRST FLOOR	
Bedroom One	14'1 x 8'8
Bedroom Two	13'0 x 11'7
Bedroom Three	10'5 x 7'6
Bathroom	