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Ivybridge Road
CV3 5PF

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Nestled on Ivybridge Road in the vibrant city of Coventry, this extended semi-detached family home offers a delightful blend of comfort and convenience. Spanning an impressive 1,040 square feet, the property is ideally situated near St Thomas More Catholic Primary School and Church, making it perfect for families. Local shops on Dawlish Drive are just a stone's throw away, and the A45 dual carriageway provides easy access to the motorway network, ensuring that commuting is a breeze.

Upon entering, you are welcomed by a charming porch that leads into a spacious reception hall. The ground floor features a practical shower room, a front sitting room perfect for relaxation, and an extended rear lounge/dining room that creates an inviting space for family gatherings and entertaining guests. The extended breakfast kitchen is a highlight, offering ample room for culinary creativity.

The first floor comprises three well-proportioned bedrooms, providing plenty of space for family members or guests, along with a bathroom that includes a shower for added convenience.

Externally, the property boasts a paved front garden and a side driveway that allows

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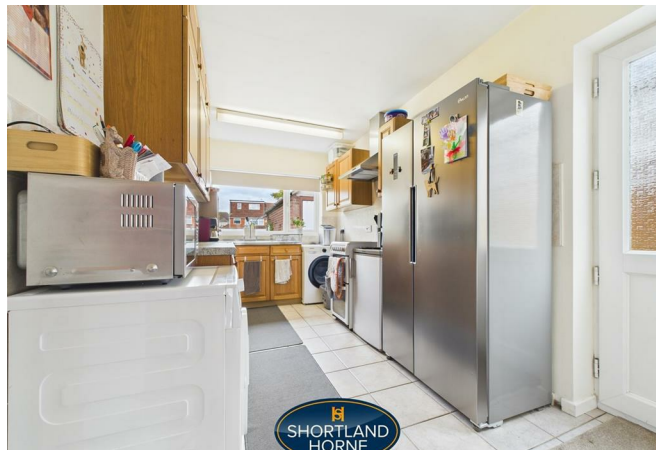
selling quality
property since 1995





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Dimensions

GROUND FLOOR

1.98m x 2.21m

Porch

1.42m x 1.57m

Entrance Hallway

5.05m x 1.07m

Living Room

3.81m x 3.56m

Living Room

3.94m x 3.10m

Extended Dining Area

2.67m x 2.92m

Kitchen

4.32m x 2.24m

Shower Room

2.46m x 1.14m

FIRST FLOOR

Bedroom

3.84m x 2.62m

Bedroom

3.94m x 3.15m

Bedroom

2.36m x 2.26m

Bathroom

Floor Plan



Total area: 1040.00 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.

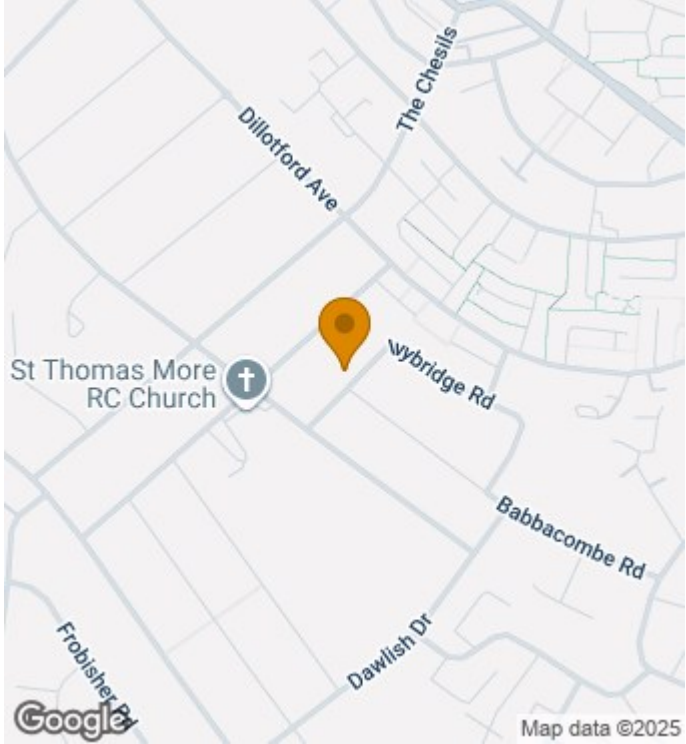
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

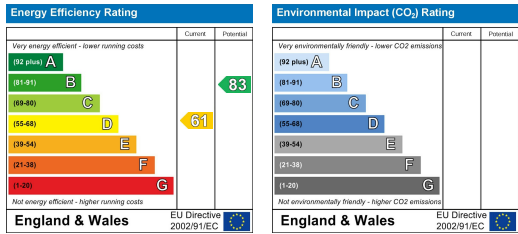
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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