




SHORTLAND
HORNE

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Property Experts



Cecily Road
Cheylesmore CV3 5LB

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CV3 5LB

* EXTENDED DOUBLE CIRCULAR BAYED SEMI * WALKING DISTANCE OF DAVENTRY ROAD SHOPPING PARADE & WHITLEY COMMON * EXTENDED KITCHEN * 3 BEDROOMS ONE WITH BUILT IN WARDROBES * DIRECT ACCESS DETACHED GARAGE * VIEWING RECOMMENDED WITH NO UPWARD CHAIN

Nestled along Cecily Road in the desirable area of Cheylesmore, Coventry, this well-presented semi-detached house offers an ideal family home. Boasting three spacious bedrooms, one with built in wardrobes, this property features a delightful double circular bay, enhancing both its aesthetic appeal and natural light.

The accommodation is thoughtfully designed with gas central heating and double glazed windows to cater to modern family living, providing ample space for relaxation and entertainment. The property benefits from direct access via shared driveway to a detached garage, offering convenient storage solutions or potential for a workshop.

One of the standout features of this home is the absence of any upward chain, allowing for a smooth and efficient purchasing process. Additionally, its prime location means that the vibrant city centre is just a short walk away, providing easy access to a variety of shops along the Daventry Road shopping parade as well as the Railway station and War Memorial Park.

This semi-detached house on Cecily Road is not just a property; it is a wonderful opportunity for families seeking a comfortable and convenient lifestyle in Coventry. With its appealing features and excellent location, it is sure to attract considerable interest. Do not miss the chance to make this lovely house your new home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.76 x 3.38

DINING ROOM

4.30 x 3.27

EXTENDED KITCHEN

4.70 x 2.52

SISE LOBBY

CLOAKROOM

LANDING

BEDROOM ONE

3.76 x 3.25

BEDROOM TWO

3.47 x 3.25

BEDROOM THREE

2.25 x 2.00

DIRECT ACCESS TO
THE BRICK BRICK
GARAGE

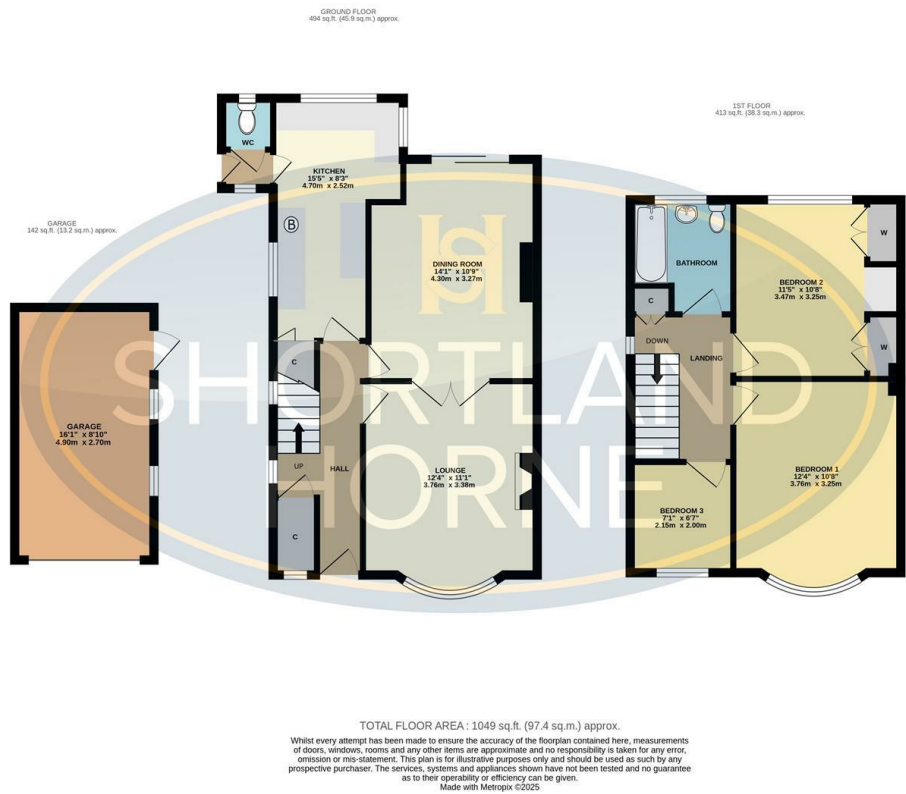
4.90 x 2.70

FRONT & ENCLOSED
REAR GARDEN

NO UPWARD CHAIN

FULLY TILED
BATHROOM WITH
SHOWER

Floor Plan



Total area: 1049.00 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

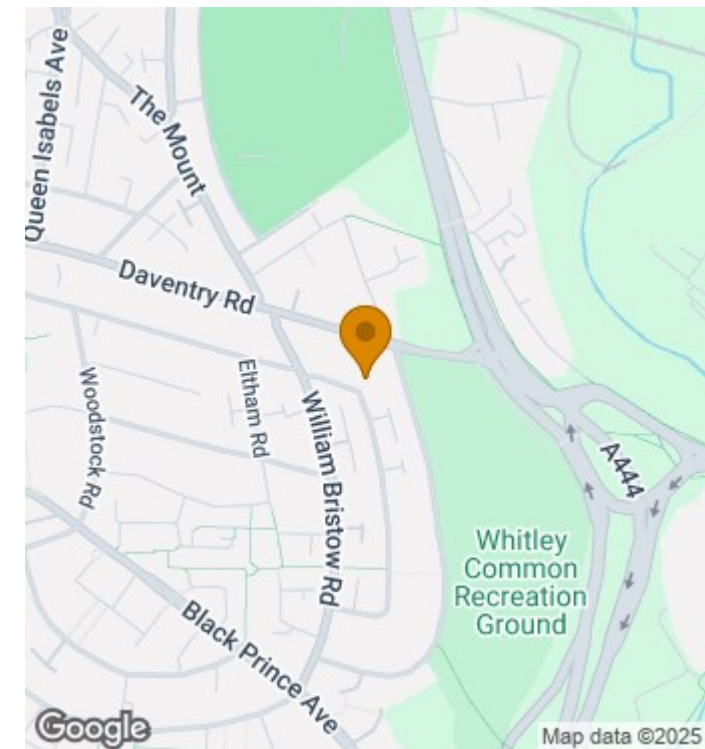
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

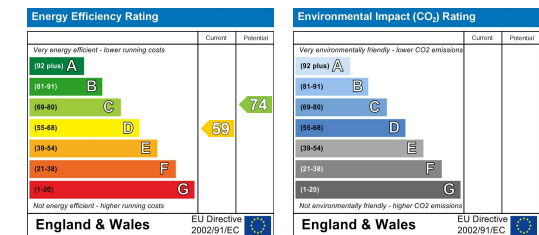
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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