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Catesby Road
CV6 3EW

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This well-presented three-bedroom mid-terrace property is situated on Catesby Road in the sought-after area of Radford, offering spacious accommodation and excellent access to local amenities, schools, and transport links. The property provides a practical and comfortable layout, making it well suited to families or professionals.

The ground floor comprises a welcoming entrance hall leading to two separate reception rooms, both generous in size and offering flexible space for living and dining. To the rear, there is a modern fitted kitchen with ample storage and worktop space. The first floor features two double bedrooms, one single bedroom and a family bathroom with walk-in shower, w/c and sink.

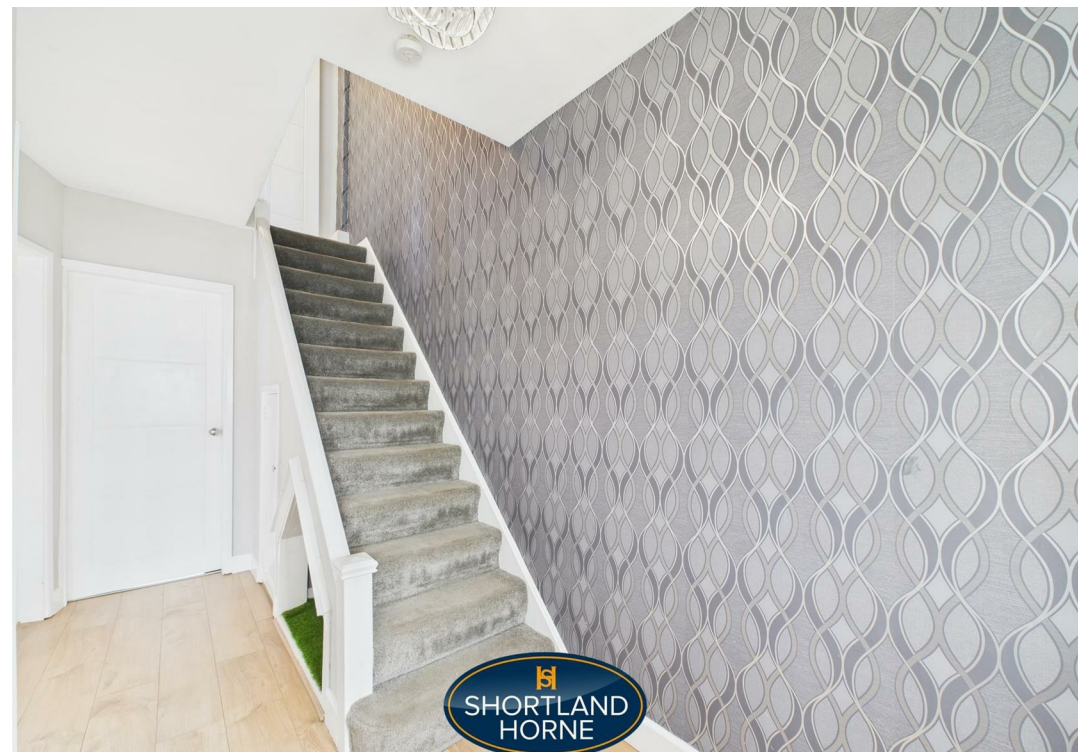
Externally, the property benefits from a low-maintenance rear garden, designed to provide a private and usable outdoor space throughout the year. The garden also includes outdoor storage and a dedicated bar area, enhancing its appeal for entertaining or relaxed leisure use.

The location provides easy access to Jubilee Crescent shopping facilities, bus routes into Coventry city centre, and major road links including the A444 and M6.

selling quality
property since 1995

Custom text box





Custom text box



Dimensions



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

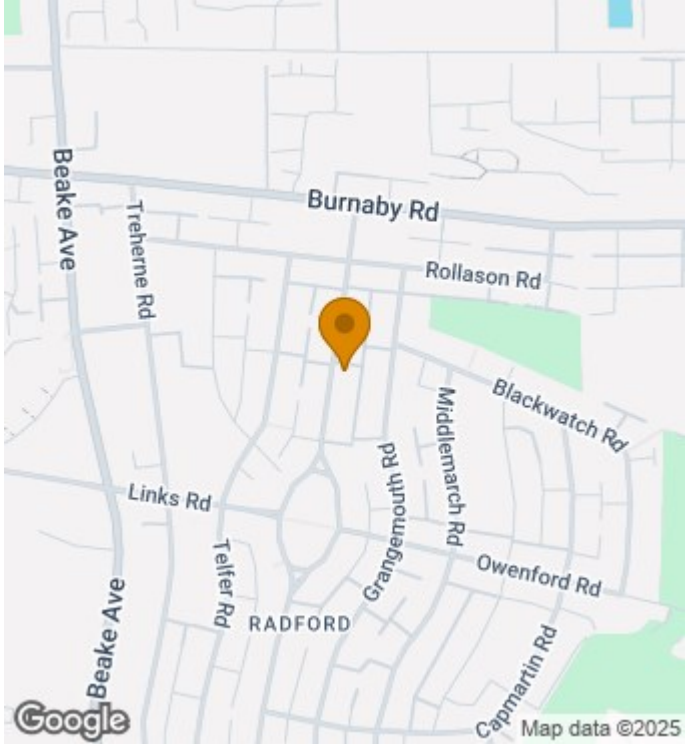
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

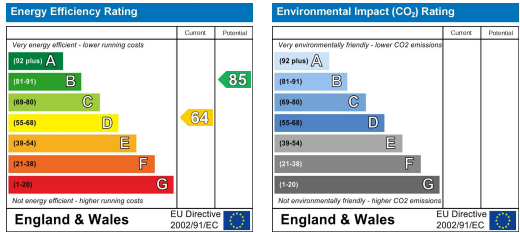
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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