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Fletchamstead Highway
CV17 7AW

Fletchamstead Highway

CV4 7AW

£1,500 PCM

Nestled on the desirable Fletchamstead Highway in Coventry, this impressive detached house is a must see for families seeking a modern and spacious home. With three generously sized double bedrooms this property is perfect for those who value both comfort and versatility.

Upon entering, you are greeted by a welcoming porch that leads into a bright entrance hallway. The ground floor boasts a convenient downstairs WC, and a well appointed kitchen with appliances. The highlight of the home is the exceptionally spacious L-shaped lounge, which features a dining area and patio doors that open onto a delightful south-facing rear garden, complete with a decking area ideal for outdoor entertaining. The study or fourth bedroom is also generously sized and offers direct access to the garden.

Moving to the first floor, you will find three double bedrooms, with the main bedroom benefiting from fitted wardrobes and cupboards for ample storage. The bathroom is equipped with a three-piece suite and a separate shower cubicle.

This property is equipped with a recently modernised central heating system, controlled by a smart thermostat. Off road parking is available at the rear, alongside two substantial garages, providing convenience and security.

The large fore garden is adorned with mature borders and low maintenance hard standing, while the attractive rear garden features mature shrubs, plants, and rose bushes, along with two lawn areas and a raised patio.

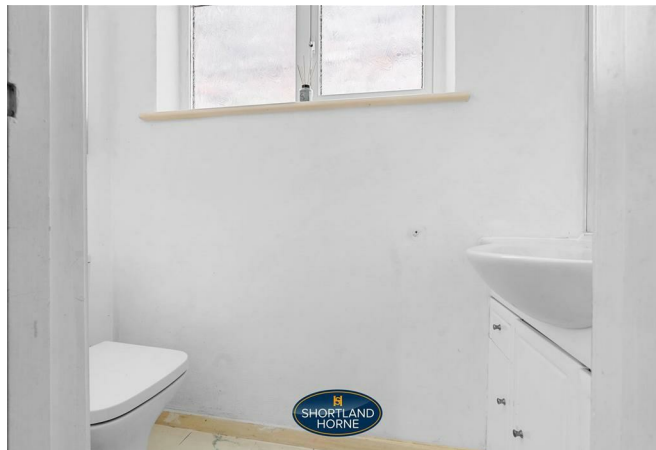
AVAILABLE FROM 31ST JULY | EPC RATING: D | COUNCIL TAX BAND: E

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

7.29m x 5.99m

Kitchen

3.00m x 2.69m

Study

7.01m x 3.25m

W/C

FIRST FLOOR

Bedroom One

4.19m x 3.20m

Bedroom Two

3.99mx 3.15m

Bedroom Three

3.00m x 2.72m

Bathroom

OUTSIDE

Garage

5.03m x 2.49m

Floor Plan



TOTAL FLOOR AREA: 1547 sq.ft (143.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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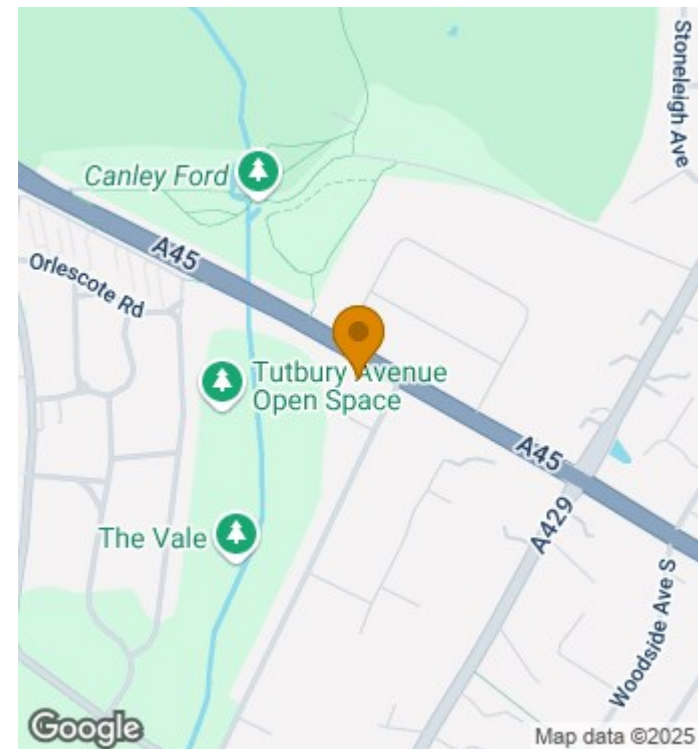
Disclaimer

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

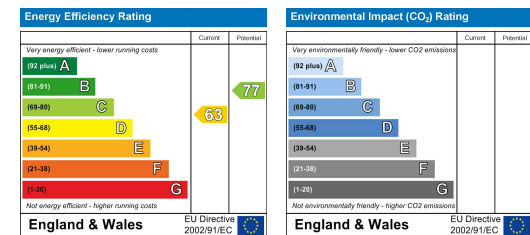
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

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Location Map



EPC



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