

The Martyrs Close

Cheylesmore CV3 5FL

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This beautifully presented three-bedroom end-of-terrace home offers a fantastic blend of character, space, and modern open-plan living, making it an ideal purchase for first-time buyers, growing families, or those looking to downsize without compromise. Offered to the market with no onward chain, this property is ready for its next owners to move straight into and enjoy.

The ground floor features a welcoming entrance hallway leading into a spacious open-plan kitchen/living area stretching over 23 feet, creating a bright and sociable heart of the home. The layout provides excellent space for both relaxing and entertaining, while the stunning sunroom to the rear floods the property with natural light and offers the perfect additional reception space overlooking the garden.

Upstairs, the property comprises two well-proportioned double bedrooms, a versatile third bedroom ideal as a nursery, dressing room, or home office, and a modern family bathroom accessed from the central landing.

As an end-of-terrace property, the home benefits from additional privacy, an attractive side aspect, and a greater sense of space both inside and out. With approximately 854

Location

Situated in the popular and well-established residential area of Cheylesmore, this property enjoys a highly convenient location within easy reach of Coventry city centre, Coventry Train Station and a wide range of local amenities. The area is particularly popular with families, first-time buyers and commuters thanks to its excellent transport links, reputable schools and strong sense of community.

The property is ideally positioned for access to Coventry Railway Station, approximately 0.5 miles away, offering direct services to Birmingham, London and surrounding areas, making it ideal for commuters. There are also regular bus services nearby and excellent road links via the A45, A46 and M6 motorway network.

Cheylesmore offers a wide variety of everyday amenities including supermarkets, convenience stores, cafés, restaurants and healthcare facilities. Nearby shopping facilities include ASDA, M&S Simply Food and a selection of independent local businesses, all within walking distance or a short drive away.

The area is also well regarded for schooling, with several popular schools nearby including Manor Park Primary School, All Saints C of E Primary School, Blue Coat Church of England School and Music College, and the independent King Henry VIII School. Coventry University and Coventry College are also easily accessible.

For leisure and recreation, residents benefit from nearby parks, green spaces and

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen/Living Area
7.06m x 3.00m

Sunroom
4.09m x 4.32m

FIRST FLOOR

Bedroom
3.68m x 2.77m

Bedroom
3.33m x 2.84m

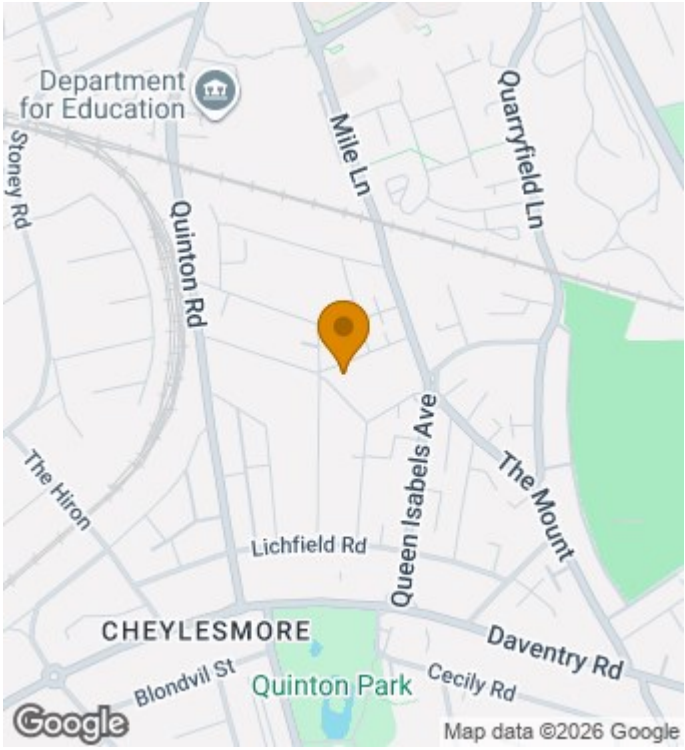
Bedroom
2.08m x 1.91m

Bathroom
1.70m x 1.78m

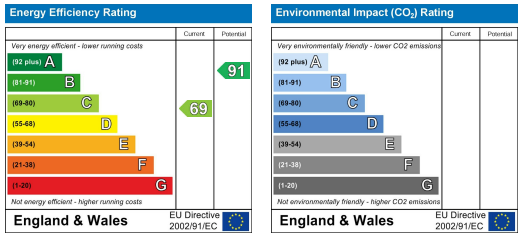
Floor Plan



Location Map



EPC



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 ccordance 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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