



Trusted
Property Experts



The Riddings
Canley Gardens CV5 6AU

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* WELL PROPORTIONED 3 BEDROOM DETACHED HOUSE *
PLEASANT BACKWATER SETTING * NO UPWARD CHAIN *
THROUGH LOUNGE TO BRICK BUILT DOUBLE GLAZED
CONSERVATORY * DIRECT ACCESS INTEGRAL GARAGE *
VIEWING HIGHLY RECOMMENDED

Nestled in the tranquil setting of The Riddings, Canley Gardens, Coventry, this well-proportioned three double bedroom detached house offers a perfect blend of comfort and convenience. The property is ideally situated in a pleasant backwater location to the south west side of the city, providing a peaceful retreat.

Upon entering, you will appreciate the spacious layout that this home has to offer. The three generously sized double bedrooms provide ample space for family living or guests and fully tiled bathroom with shower cubicle (shower not in working order). The property boasts an integral garage with direct access, ensuring that parking is never a concern, and there is additional car parking available for your convenience.

One of the standout features of this home is the double glazed brick-built conservatory, which overlooks the private rear garden. This delightful space is perfect for enjoying the natural light and views of the garden, making it an ideal spot for relaxation or entertaining.

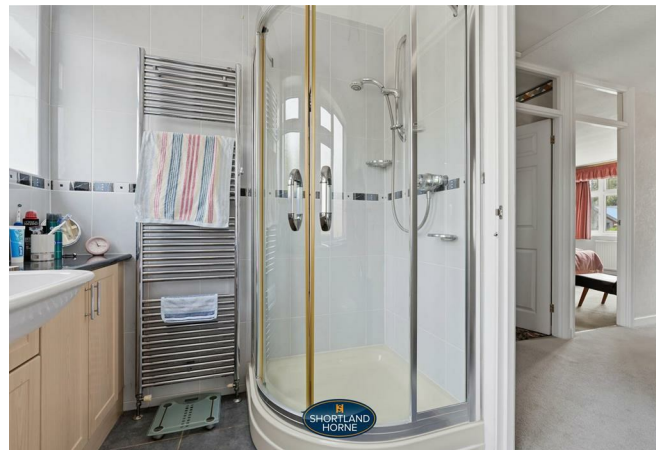
With no upward chain, this property is ready for you to move in and make it your own. Whether you are a growing family, or looking to downsize, this house presents an excellent opportunity to secure a lovely home in a sought-after area. Do not miss the chance to view this charming property and envision the lifestyle it can offer.

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

THROUGH LOUNGE/
DINING ROOM

8.30 x 4.30

BRICK BUILT
DOUBLE GLAZED
CONSERVATORY

4.80 x 3.40

KITCHEN WITH HOB
& OVEN

3.33 x 3.22

UTILITY ROOM WITH
WC (NOT IN
WORKING ORDER)

4.63 x 2.60

LANDING

BEDROOM ONE

4.60 x 3.64

BEDROOM TWO

3.64 x 3.64

BEDROOM THREE

3.10 x 3.00

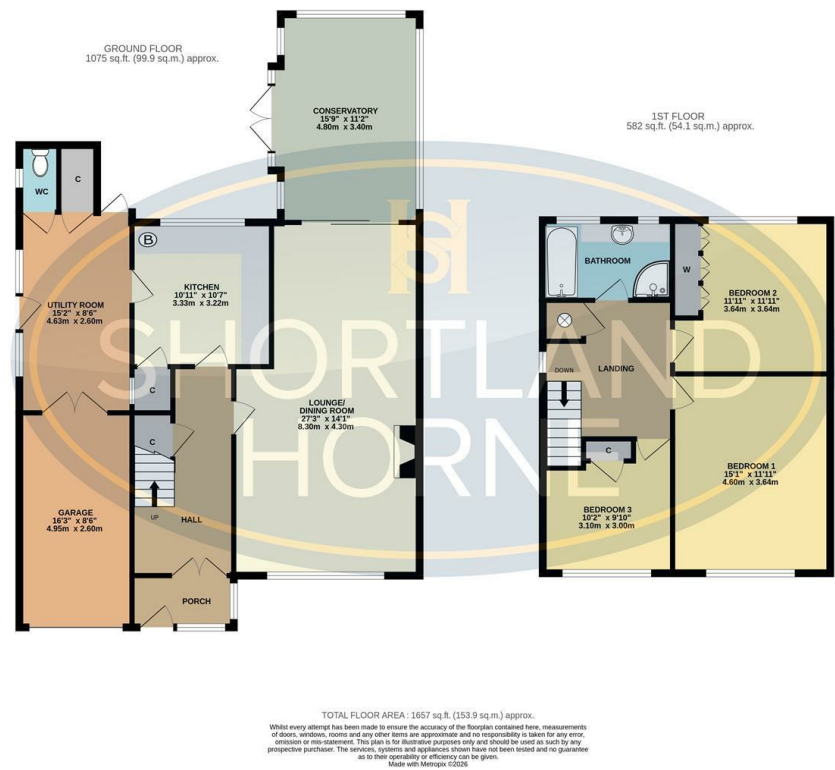
FULLY TILED
BATHROOM WITH
SHOWER CUBICLE

DIRECT ACCESS
INTEGRAL BRICK
GARAGE

4.95 x 2.60

NO UPWARD CHAIN

Floor Plan



Total area: 1657.00 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.

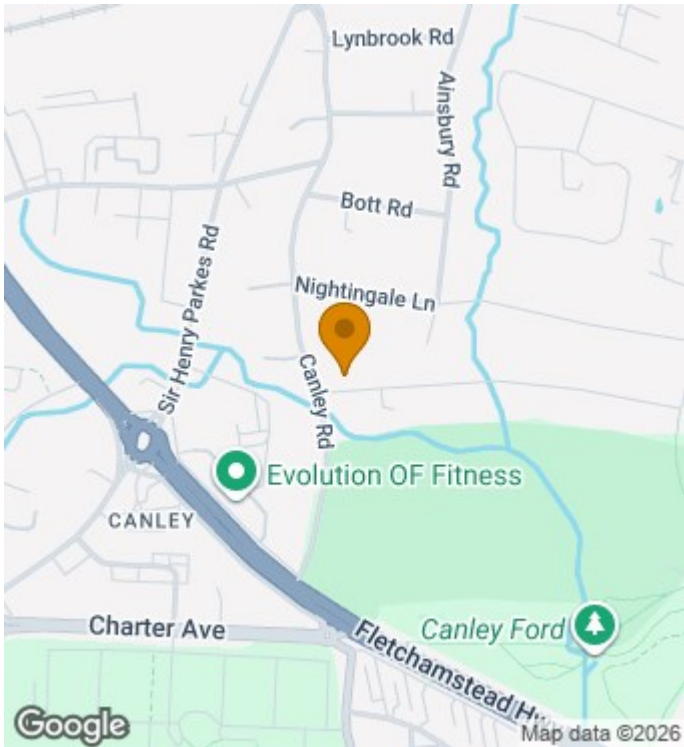
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

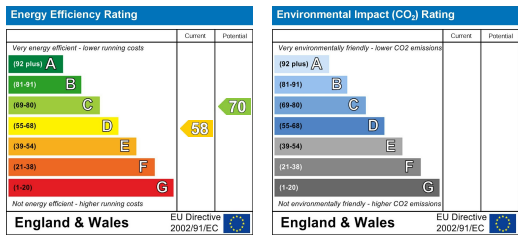
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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