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Property Experts

Dillotford Avenue  
Cheylesmore CV3 5EF



# Dillotford Avenue

## CV3 5EF

\* DECEPTIVELY SPACIOUS 3 BEDROOM TERRACE WHICH MAY BE CONVERTED INTO 4 \* OFFERING EXCELLENT POTENTIAL WITH CLOSE OFFERS CONSIDERED \* EXCELLENT ACCESS BRICK BUILT GARAGE \* NO UPWARD CHAIN

Nestled along Dillotford Avenue in Coventry, this deceptively spacious mid-terrace house offers an ideal family home with a well-planned layout. Boasting three generously sized bedrooms, there is potential to convert one of these into a fourth bedroom, providing flexibility for growing families or those in need of extra space.

The property has been occupied by the present family over the past 58 years with gas central heating ( requiring flue support) and double glazed windows however offers excellent potential by way of refurbishing and redecorating and accordingly priced with close offers considered.

The property features a full width lounge for relaxing or entertaining guests through to the dining room with open plan kitchen requiring refurbishing.

One of the standout features of this home is its excellent access to a brick garage, providing secure parking and additional storage options. The location to the south of the city offers a peaceful residential atmosphere while still being within easy reach of local amenities, schools, and transport links.

This property presents a wonderful opportunity for those seeking a family home with the potential for further enhancement. With its spacious interiors and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful house your new home.

selling quality  
property since 1995















## Dimensions

VESTIBULE HALL

FRONT & REAR  
GARDENS

FULL WIDTH  
LOUNGE

NO UPWARD CHAIN

4.90 x 3.12

KITCHEN WITH OPEN  
PLAN FULL WIDTH  
DINING ROOM

4.93 x 4.90

REAR LOBBY

CLOAKROOM

LANDING

BEDROOM ONE

4.90 x 2.47

BEDROOM TWO

3.80 x 2.60

BEDROOM THREE

2.86 x 2.21

FULLY TILED WET  
ROOM

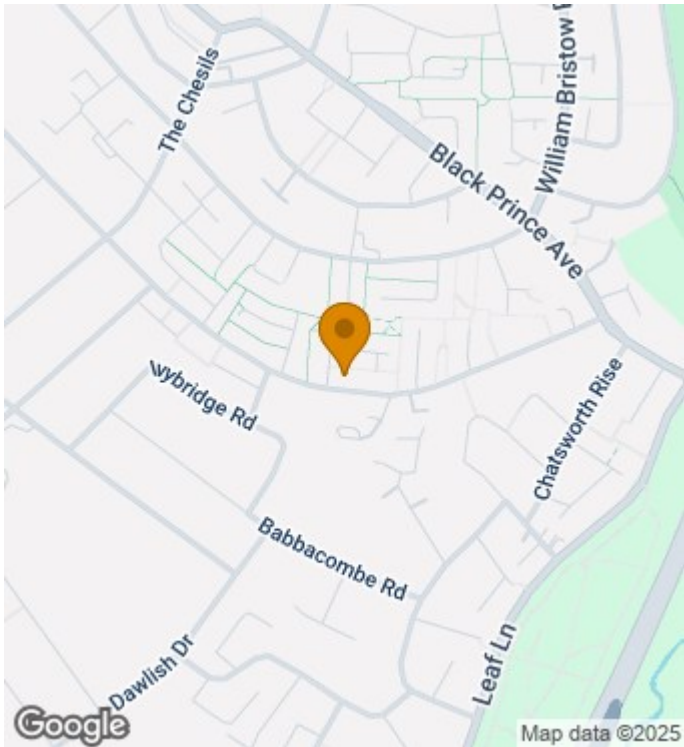
EXCELLENT ACCESS  
TO BRICK BUILT  
GARAGE



# Floor Plan



# Location Map



Total area: 1031.00 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 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.

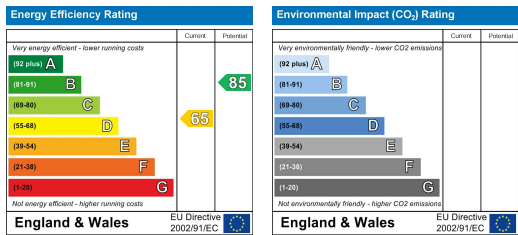
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

# EPC



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