




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Daventry Road
CV3 5DJ

Davertry Road

CV3 5DJ

Nestled on Daventry Road in the desirable area of Cheylesmore, Coventry, this beautifully refurbished semi-detached house offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families or those seeking ample space for guests. The heart of the home is undoubtedly the stunning kitchen diner, which has been thoughtfully designed to create a warm and inviting atmosphere, ideal for both everyday living and entertaining.

The property boasts two well-proportioned reception rooms, providing versatile spaces that can be tailored to your needs, whether as a cosy lounge or a formal dining area. With three modern bathrooms, convenience and comfort are at the forefront, ensuring that busy mornings run smoothly for everyone in the household.

The landscaped rear garden is a true highlight, offering a serene outdoor space for relaxation and recreation. It is perfect for summer barbecues, children's play, or simply enjoying a quiet moment in nature.

This semi-detached house is offered with no chain, making it an attractive option for those looking to move in without delay. With its blend of modern amenities and charming features, this property is a rare find in the sought-after Cheylesmore area. Don't miss the opportunity to make this stunning house your new home.









Dimensions

Ground Floor

Hallway

Living Room

3.51m x 4.47m

Kitchen/Living Room

5.66m x 7.37m

Office

2.46m x 4.14m

Bathroom

Bedroom

2.08m x 3.63m

En Suite

First Floor

Bedroom

Bedroom

3.30m x 3.96m

Bedroom

2.39m x 2.51m

Bathroom

Second Floor

Bedroom

2.64m x 5.92m

Bathroom

Floor Plan



Approximate total area¹⁾
1703 ft²

Reduced headroom
23 ft²

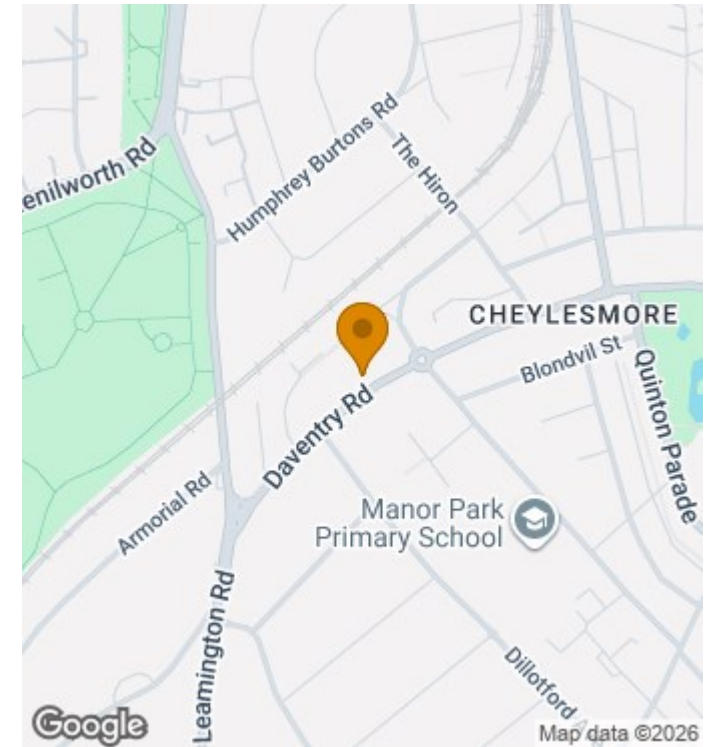
(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft

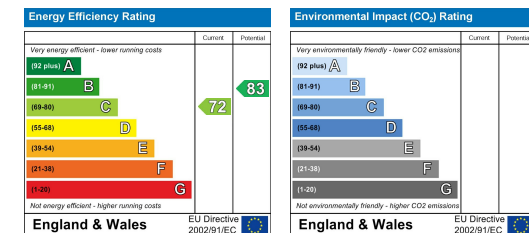
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Location Map



EPC



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.



Trusted
Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne