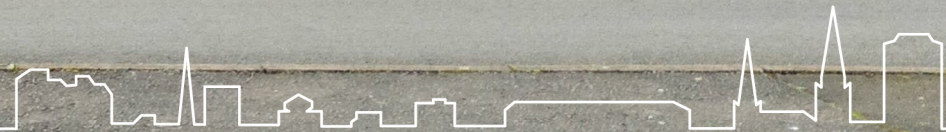




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Property Experts



Heycroft
CV4 7HE

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Nestled in the charming area of Gibbet Hill, Coventry, this delightful detached bungalow offers a perfect blend of comfort and convenience. With its spacious layout, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for family living or accommodating visitors, ensuring everyone has their own sanctuary.

The bungalow features two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. This practical layout enhances the overall functionality of the home, making it suitable for families or those seeking a peaceful retreat.

Set in a tranquil neighbourhood, the property benefits from a serene environment while remaining close to local amenities and transport links. This makes it an excellent choice for those who appreciate the balance of suburban living with easy access to the vibrant city of Coventry.

Whether you are looking to downsize, start a family, or simply enjoy the ease of single-storey living, this bungalow presents a wonderful opportunity. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

selling quality
property since 1995









Dimensions

Porch

Hallway

Living Room

5.52 x 3.62

Dining Room

3.62 x 2.86

Kitchen

3.91 x 3.33

Bedroom 1

3.62 x 3.38

En Suite

Bedroom 2

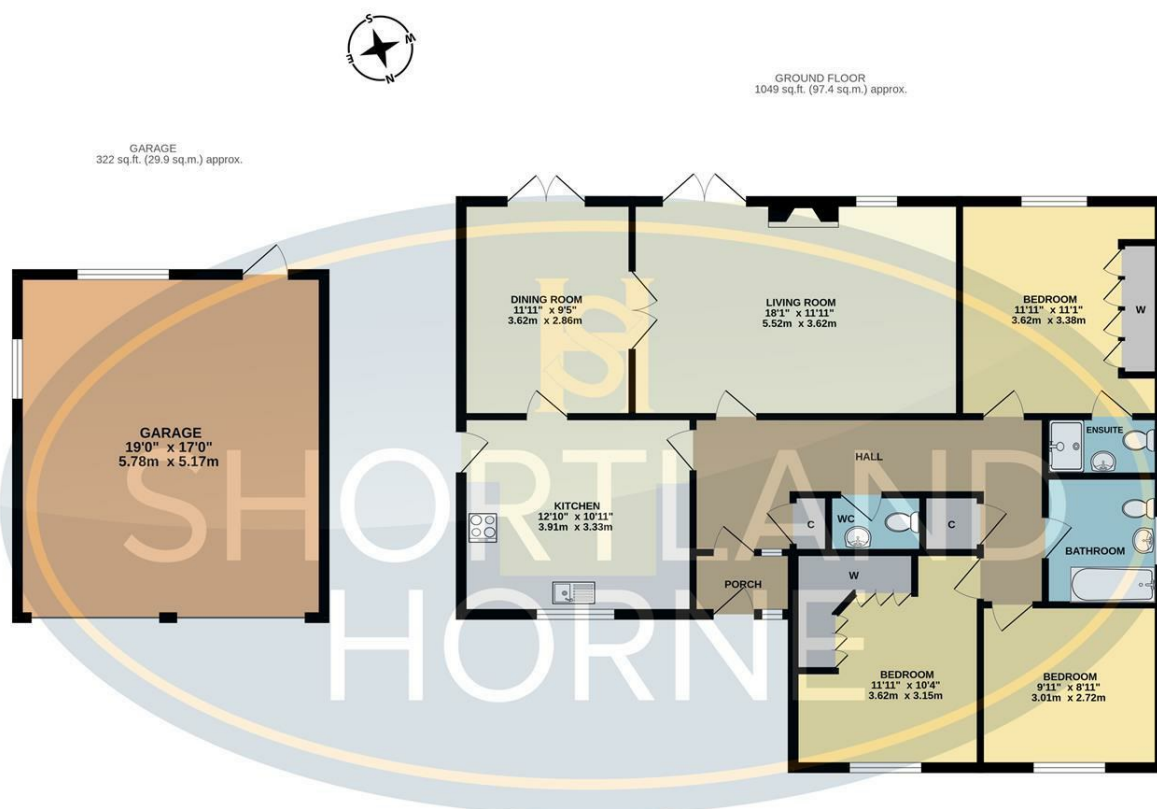
3.62 x 3.15

Bedroom 3

3.01 x 2.72

Bathroom





GARAGE
322 sq.ft. (29.9 sq.m.) approx.

GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.

TOTAL FLOOR AREA : 1370 sq.ft. (127.3 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

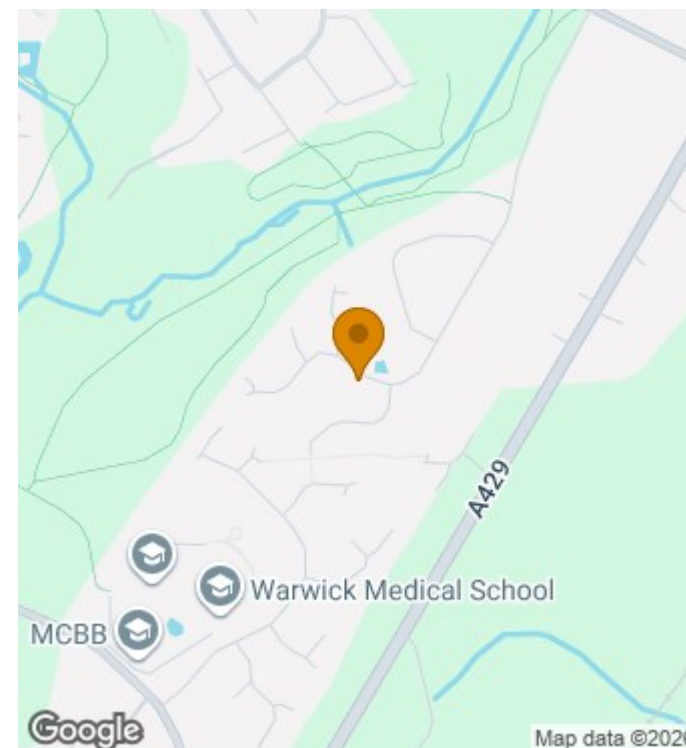
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

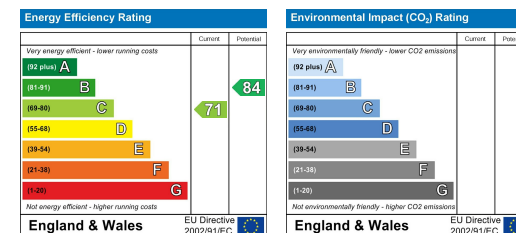
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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