
SHORTLAND HORNE
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SHORTLAND HORNE
Ridefort Close
CV4 9YH

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AN ATTRACTIVE FOUR-BEDROOM DETACHED FAMILY HOME, OCCUPYING A PROMINENT CORNER POSITION WITH A DRIVEWAY, GARAGE AND ENCLOSED REAR GARDEN.

Shortland Horne are delighted to present this attractive four-bedroom detached family home, ideally positioned within a pleasant residential cul-de-sac in Ridefort Close, Coventry. Offering spacious and versatile accommodation across two floors, this fantastic property is perfectly suited to growing families looking for a well-proportioned home with excellent outdoor space and off-road parking.

Upon entering the property, you are welcomed into a central entrance hallway providing access to a generous living room, featuring an attractive bay window to the front aspect, allowing plenty of natural light to flood the room.

To the rear of the property is a spacious kitchen and dining area, offering an excellent space for family living and entertaining, with French doors opening directly onto the rear garden. Completing the ground floor is a separate utility room and a convenient downstairs WC.

Situated within an established residential development in Coventry, the property is conveniently positioned for local amenities, schooling with Finham Park 2 within walkable distance and transport connections, with easy access to the wider Coventry area and surrounding road networks.

An excellent opportunity to acquire a spacious four-bedroom detached family home in a desirable residential setting. Early viewing is highly recommended

selling quality
property since 1995




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Dimensions

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Floor Plan



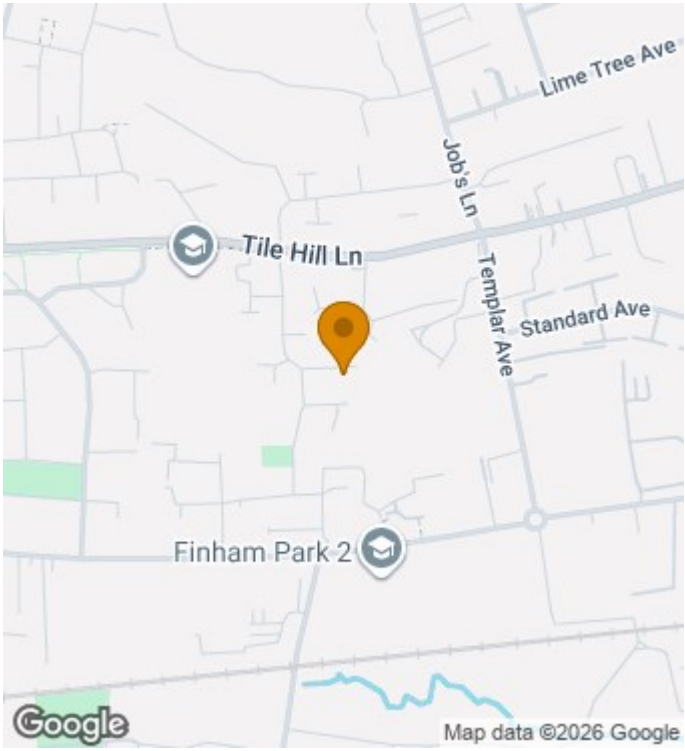
Total area: 1222.00 sq ft

Disclaimer

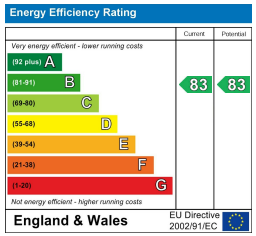
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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.

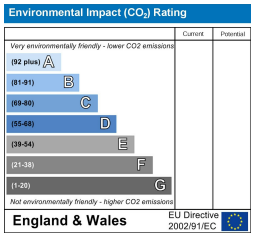
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC





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