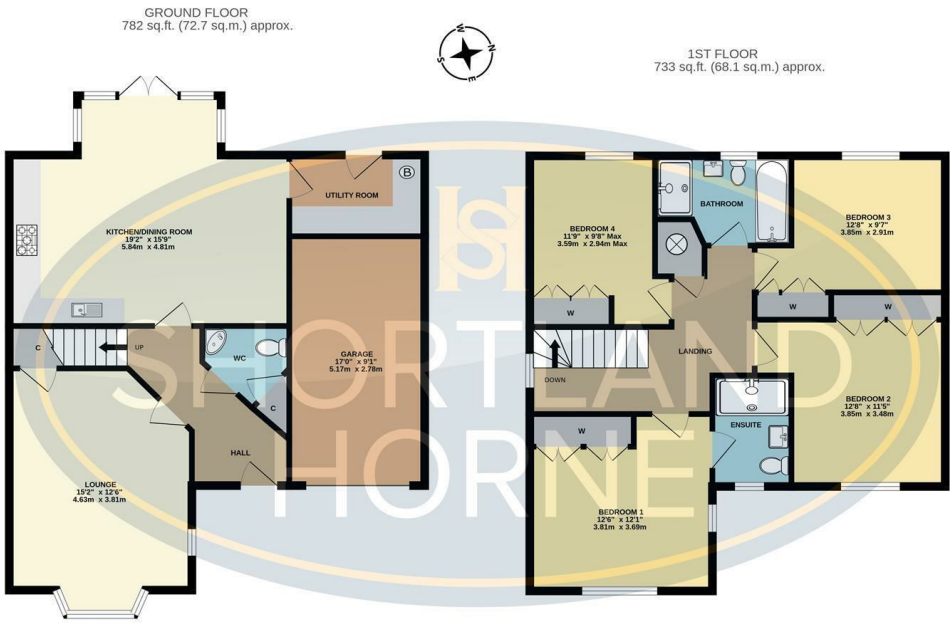


Floor Plan

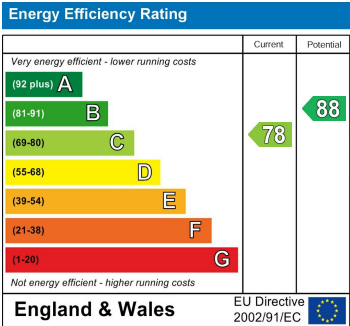


TOTAL FLOOR AREA: 1515 sq.ft. (140.8 sq.m.) approx.

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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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.

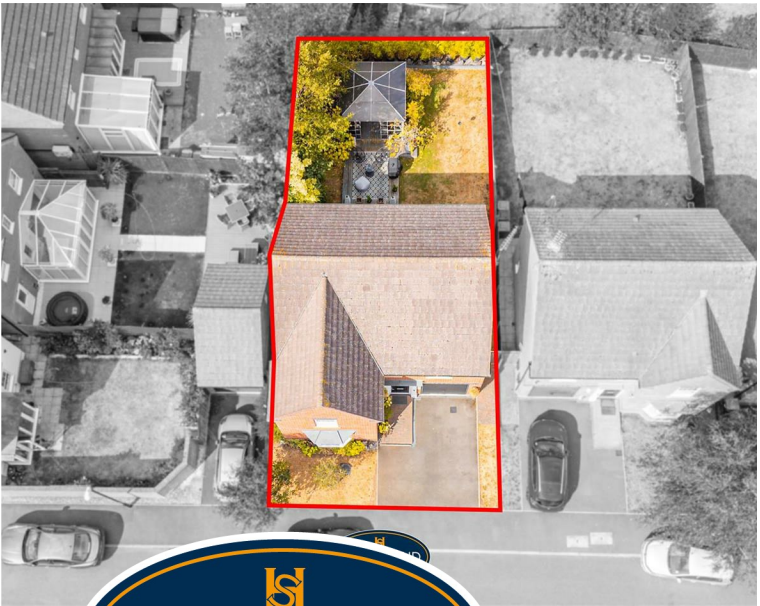
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



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call: 02476 442 288
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Phoebe Close
CV3 1LJ



£475,000 Guide Price | Bedrooms 4 Bathrooms 3

Nestled in the tranquil cul-de-sac of Phoebe Close, Copsewood, Coventry, this well-presented detached house, built by the reputable David Wilson, Homes, offers a perfect blend of comfort and modern living. Having been occupied from new, this property boasts a sense of freshness and care immaculately presented that is evident throughout.

The house features four spacious bedrooms, with the principal bedroom benefiting from an ensuite shower room, providing a private sanctuary for relaxation. The additional three bedrooms are well-sized, making them ideal for family living or accommodating guests.

The heart of the home is the inviting dining/ open plan kitchen, which serves as a perfect space for entertaining with front living room to enjoy quiet evenings in. The layout is thoughtfully designed to enhance both functionality and flow, ensuring that every corner of the home is utilised effectively.

For those who appreciate convenience, the property includes direct access to an integral garage, offering ample storage and parking options. The small select development adds to the appeal, creating a sense of community while maintaining a peaceful atmosphere set in a cul de sac setting.

This delightful home is perfect for families or anyone seeking a serene lifestyle in a well-connected area. With its modern features and prime location, this property is not to be missed.

The development



ENTRANCE HALL

CLOAKROOM

LOUNGE

DINING ROOM WITH OPEN PLAN FITTED
KITCHEN

UTILITY ROOM

LANDING

BEDROOM ONE

ENSUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

DIRECT ACCESS INTEGRAL GARAGE

FRONT & ENCLOSED LANDSCAPED GARDEN

VIEWING HIGHLY RECOMMENDED