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Daventry Road
Cheylesmore CV3 5HH

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Daventry Road is situated in the heart of Cheylesmore, one of Coventry's most sought-after residential suburbs, renowned for its tree-lined streets, strong sense of community and outstanding convenience. The area has long been a favourite with families and professionals alike thanks to its excellent range of local amenities, highly regarded schools and superb transport connections.

The property is within easy walking distance of the popular Quinton Parade, where residents can enjoy an excellent selection of independent shops, cafés, supermarkets, bakeries, pharmacies and everyday conveniences. Larger supermarkets, retail parks and Coventry city centre are all just a short drive away, offering an extensive choice of shopping, restaurants, bars, entertainment and leisure facilities.

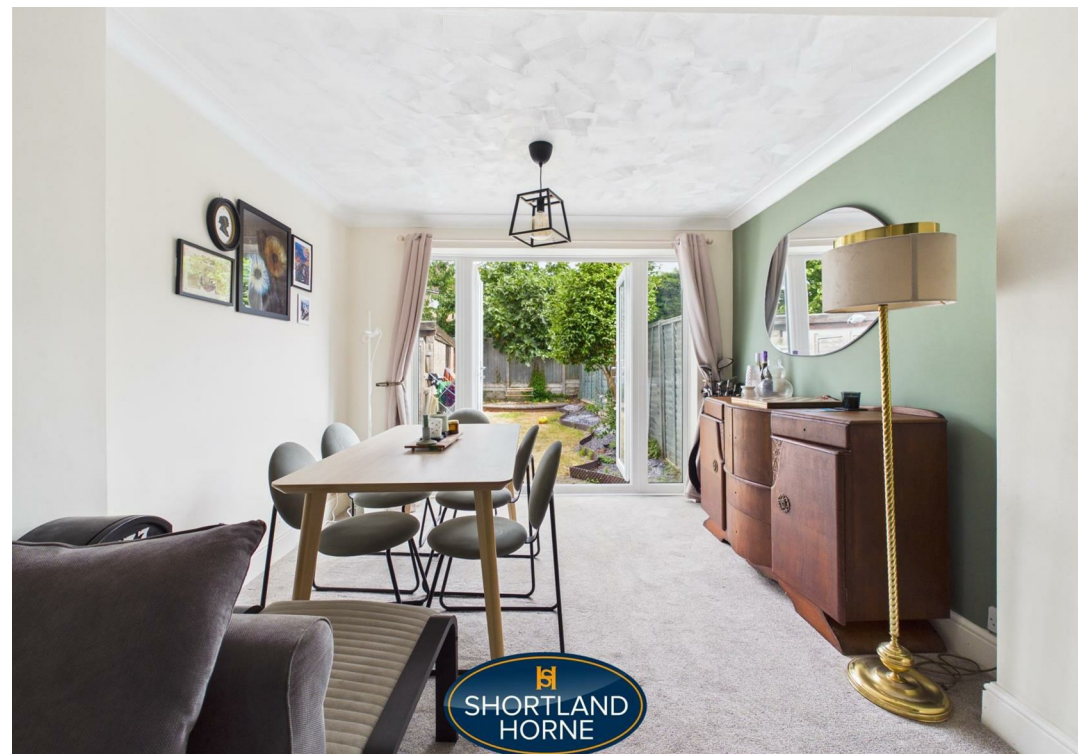
Families are particularly well catered for, with several well-regarded schools nearby including Manor Park Primary School, Howes Community Primary School, Blue Coat Church of England School and the independent King Henry VIII School. The area also offers excellent access to colleges and Coventry University, making it attractive for buyers at every stage of life.

For commuters, Cheylesmore is exceptionally well connected. Coventry Railway Station is approximately one mile away, providing direct services to Birmingham, London Euston and beyond. The nearby A45 offers swift access to the A46, M6, M40, M42 and M1 motorway networks, while Birmingham Airport, Birmingham International Railway Station, Warwick, Kenilworth, Leamington Spa and Rugby are all easily accessible. Regular bus services operate along Daventry Road and neighbouring routes, making travel around the city simple and convenient.

Outdoor enthusiasts will appreciate the abundance of green space nearby, including the beautiful War Memorial Park, one of Coventry's most popular recreational areas, together with Whitley Common and numerous local parks, perfect for walking, running and family days out. Fitness and leisure facilities

selling quality
property since 1995







SHORTLAND
HORNE



Dimensions

== GROUND FLOOR ==

Hallway

4.04m x 1.65m

Bedroom/Front Room

3.91m x 3.35m

Living Room

6.17m x 3.15m

Kitchen

5.36m x 1.83m

== FIRST FLOOR ==

Landing

2.26m x 0.97m

Bathroom

2.11m x 1.70m

Bedroom

3.68m x 3.28m

Bedroom

3.96m x 3.15m

Office

2.72m x 1.93m

== OUTSIDE ==

Garage

5.44m x 2.51m

Floor Plan



Total area: 1073.00 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.

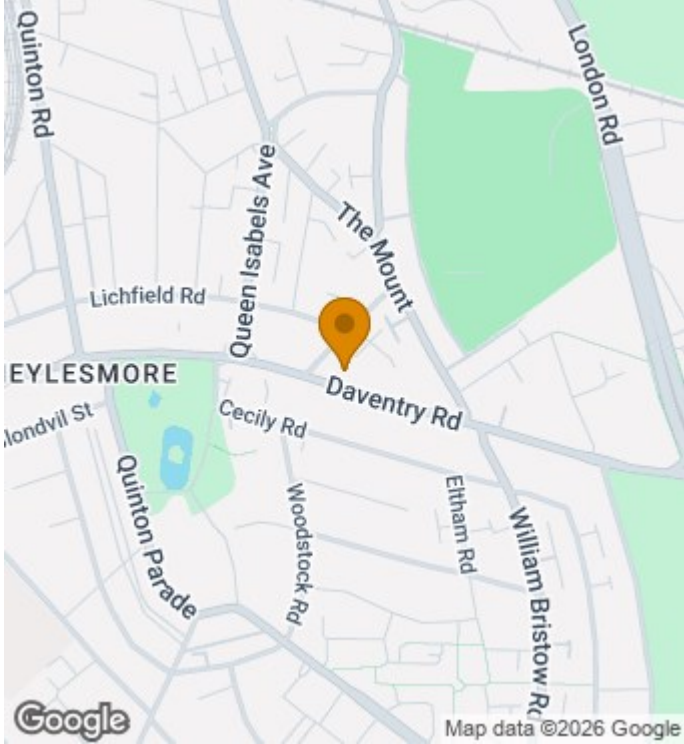
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

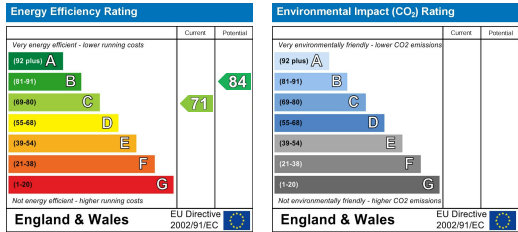
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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