



Trusted
Property Experts



Regina Crescent
CV2 2EP

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* WELL PRESENTED HALL BROTHERS BUILT SEMI *
* PROMINENT CORNER POSITION * NO UPWARD CHAIN * 3
BEDROOMS TWO WITH BUILT IN WARDROBES *
CLOAKROOM/ SHOWER ROOM & FULLY TILED
BATHROOM WITH SHOWER * DIRECT SIDE ACCESS TO
BRICK GARAGE

Nestled in the desirable area of Regina Crescent, Coventry, this charming three-bedroom semi-detached house, built by the esteemed Halls Brothers, presents an excellent opportunity for families and investors alike. Occupied from new, this property boasts a prominent corner position, offering not only a sense of space but also the potential for future expansion to the side, should you wish to enhance your living area subject to planning permission.

Inside, the home features three well-proportioned bedrooms, two of which come equipped with built-in wardrobes, providing ample storage and a tidy living environment. The layout is both practical and inviting, making it an ideal setting for family life or entertaining guests with through lounge/ dining room and having a ground floor cloakroom with shower cubicle and first floor fully tiled bathroom with shower.

The location is particularly appealing, with convenient access to local amenities, schools, and transport links via M6 / M69 ensuring that everything you need is within easy reach.

We highly recommend viewing this property to fully appreciate its potential and the lifestyle it offers. This is a wonderful opportunity to secure a home in a sought-after area of Coventry. Don't miss out on the chance to make this house your own with no upward chain !!

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

CLOAKROOM WITH
SHOWER CUBICLE

THROUGH LOUNGE/
DINING ROOM

7.45 x 3.75

FITTED KITCHEN

3.25 x 2.50

LANDING

BEDROOM ONE WITH
BUILT IN
WARDROBES

3.75 x 3.57

BEDROOM TWO
WITH BUILT IN
WARDROBES

3.65 x 3.03

BEDROOM THREE

2.25 x 2.20

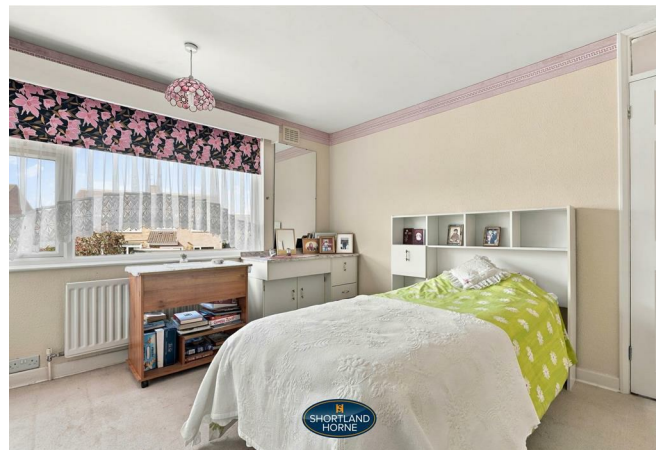
FULLY TILED
BATHROOM WITH
SHOWER

DIRECT SIDE ACCESS
TO BRICK BUILT
GARAGE

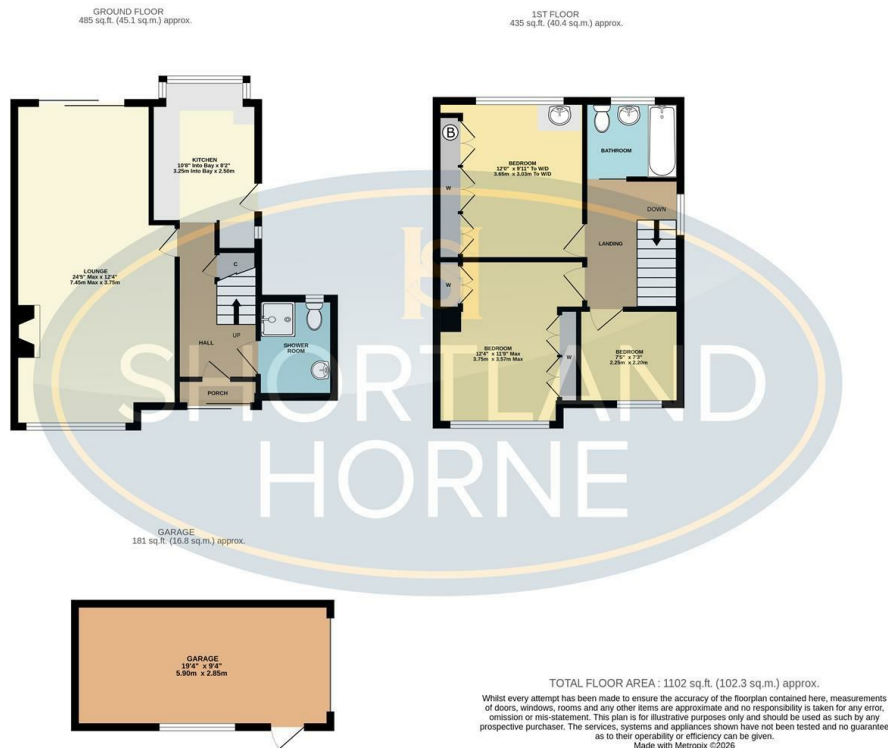
5.90 x 2.85

GARDENS TO FRONT,
SIDE & REAR

VIEWING HIGHLY
RECOMMENDED
WITH NO UPWARD
CHAIN



Floor Plan



Total area: 1102.00 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.

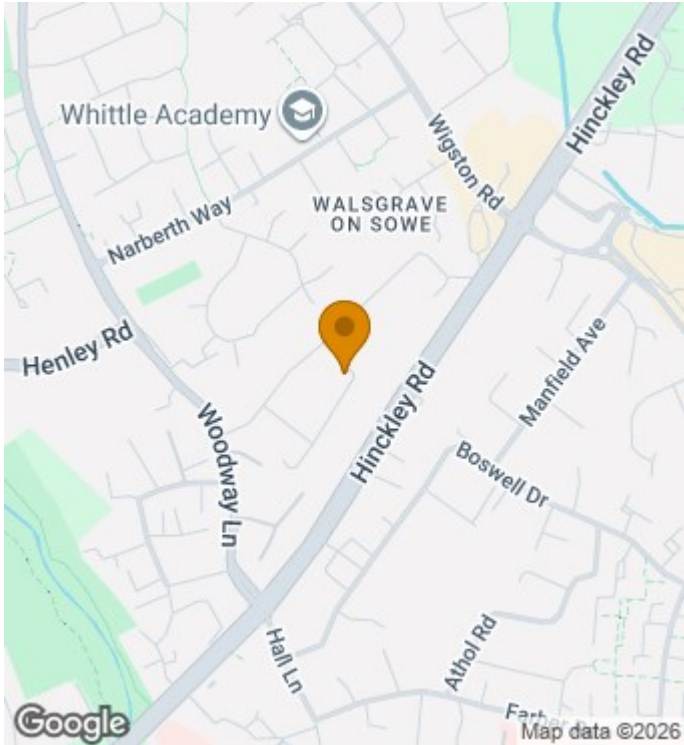
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

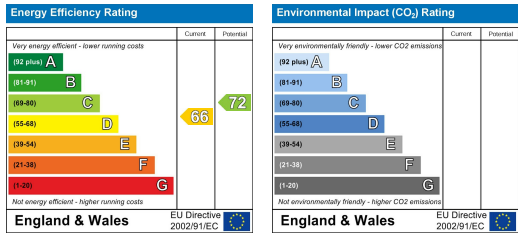
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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