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Benedictine Road
Cheylesmore CV3 6GU

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* DOUBLE BAYED 3 BEDROOM SEMI * OFFERING EXCELLENT POTENTIAL * REPLACED TILED ROOF AUGUST 2025 * GAS CH & DOUBLE GLAZED * NO UPWARD CHAIN

Nestled on the charming Benedictine Road in the desirable area of Cheylesmore, Coventry, this three bedroom semi-detached house presents an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious home.

The residence features a bay windowed through lounge/ dining room with patio doors to the rear garden, ideal for entertaining guests or enjoying quiet evenings with family. The house has been thoughtfully updated with a new roof in August 2025 and having double glazing and gas central heating. The property offers fantastic potential to update and extend subject to planning permission, allowing you to personalise the space to your taste.

One of the standout features of this home is the direct car access to a brick garage, providing ample storage and convenience for your vehicles. Additionally, the property is offered with no upward chain, making the buying process smoother and more straightforward.

With its prime location in Cheylesmore, residents will benefit from a range of local amenities, including the Daventry Road shops, schools, and the War Memorial Park, all within easy reach. This semi-detached house is not just a property; it is a place where you can create lasting memories. Don't miss the chance to make this house your home.



selling quality
property since 1995







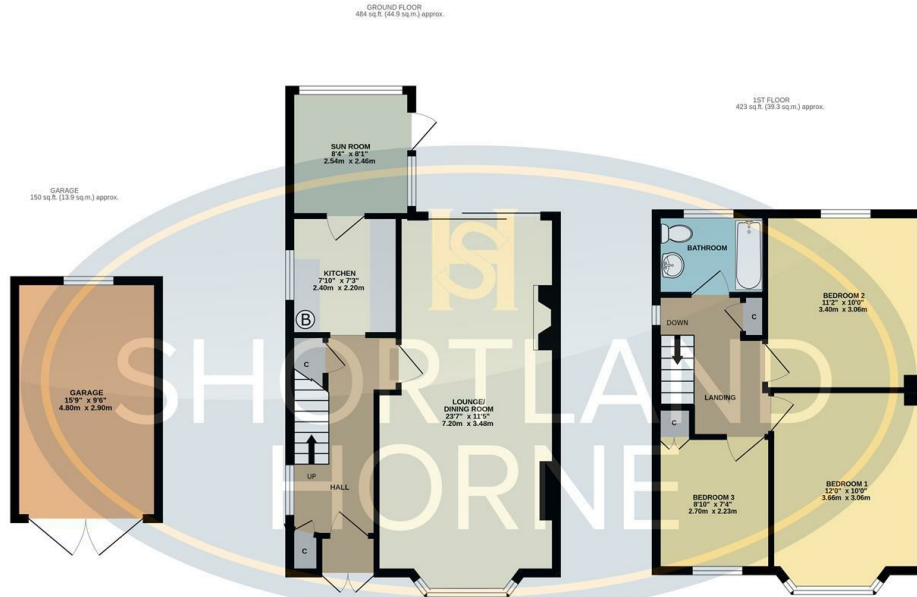


Dimensions

- STORM PORCH**
- ENTRANCE HALL**
- BAY WINDOWED THROUGH LOUNGE/ DINING ROOM**
- 7.20 x 3.48**
- KITCHEN**
- 2.40 x 2.20**
- REAR LOBBY**
- 2.54 x 2.46**
- LANDING**
- BEDROOM ONE**
- 3.66 x 3.06**
- BEDROOM TWO**
- 3.40 x 3.06**
- BEDROOM THREE**
- 2.70 x 2.23**
- FULLY TILED BATHROOM WITH SHELL SHAPED WHITE SUITE**

DIRECT ACCESS TO BRICK BUILT DETACHED GARAGE
4.80 x 2.90
FRONT & ENCLOSED REAR GARDEN

Floor Plan



TOTAL FLOOR AREA: 1057 sq ft. (98.2 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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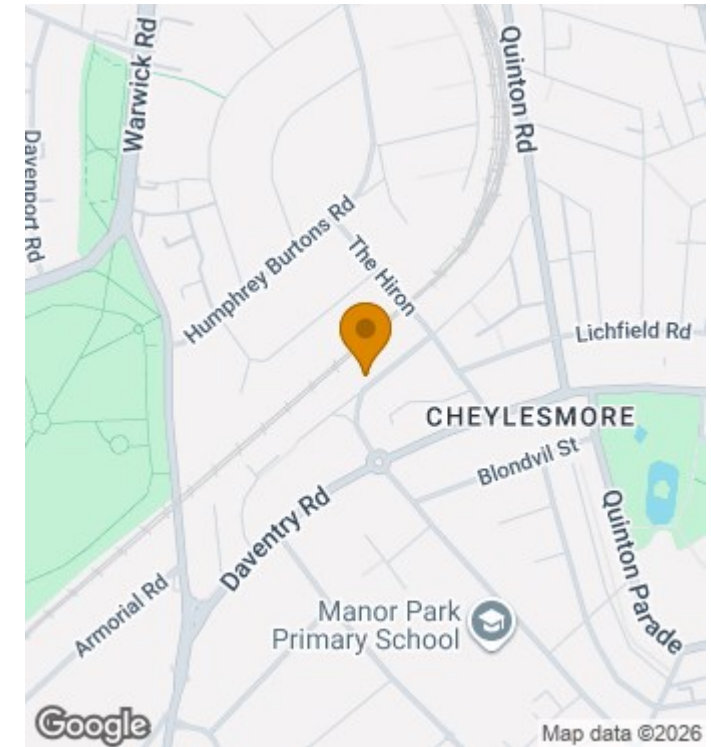
Disclaimer

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 Home.
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 Home 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

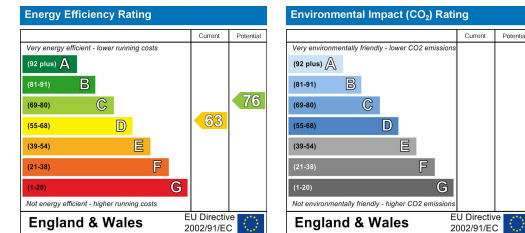
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Trusted Property Experts

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