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William Bristow Road
Cheylesmore CV3 5LQ

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Perfectly suited to first-time buyers, growing families or investors alike, this well-proportioned three-bedroom mid-terrace home offers spacious accommodation throughout and presents an excellent opportunity to create a wonderful family home.

The property is entered via a welcoming entrance hallway, providing access to a comfortable living room positioned at the front of the home. Featuring a charming bay window, this bright and inviting space is ideal for relaxing or entertaining guests.

To the rear, the property boasts an impressive open-plan kitchen/dining room, stretching across the width of the house to provide an excellent social space. Offering ample worktop and cupboard space, along with plenty of room for a dining table, this versatile area is perfect for family meals, entertaining, or modern day-to-day living. A door leads directly out to the rear garden, creating an ideal indoor-outdoor flow.

The first floor comprises three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, making the property ideal for families, home workers or those requiring guest accommodation. Completing the upstairs is a modern family bathroom, conveniently positioned off the landing.

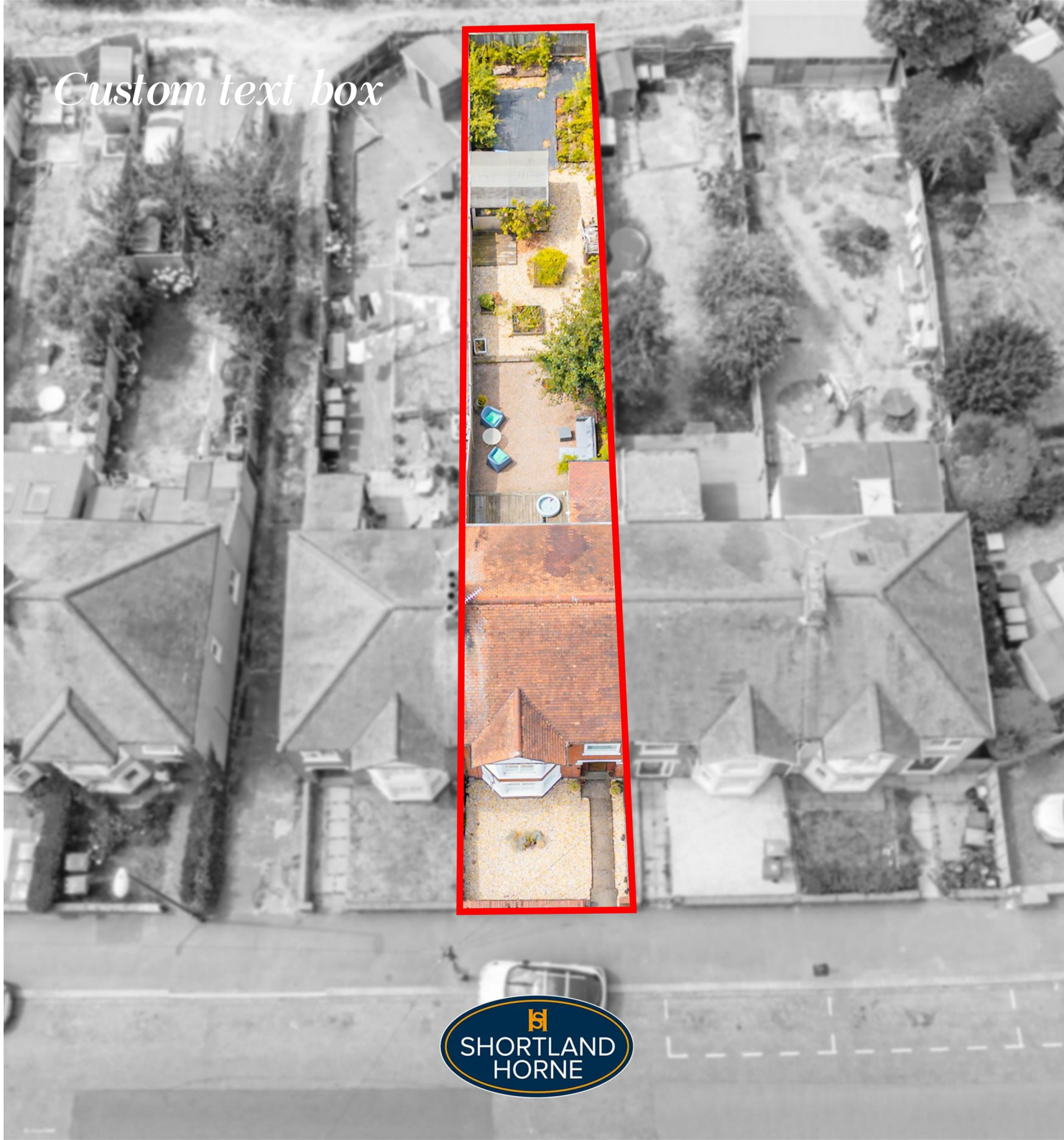
Located within the highly regarded Cheylesmore area of Coventry, William Bristow Road enjoys a convenient position that is ideal for families, commuters and professionals alike. The area is well established and benefits from a wide range of everyday amenities, excellent transport connections and a selection of well-regarded schools, making it one of the city's consistently popular residential locations.

Within easy walking distance are a variety of local shops, supermarkets, cafés and essential services, while larger retail facilities, including the nearby Asda Superstore, are just a short drive away. Coventry City Centre is approximately 10 minutes away, offering an extensive range of shopping, restaurants, bars, leisure facilities and cultural attractions.

The property is particularly well placed for families, with a number of respected schools nearby, including Manor Park Primary School, All Saints C of E Primary School, Blue Coat Church of England School and Music College, and several other primary and secondary schools within close proximity, catering for children of all ages.

For commuters, the location offers excellent connectivity. Coventry Railway Station is less than two miles away and provides direct services to Birmingham, London Euston and other major destinations. The A45 dual carriageway is easily accessible, linking to the M6, M69, M40 and M42 motorway networks, while Birmingham Airport, Birmingham International Railway Station and the NEC are all within comfortable driving distance.

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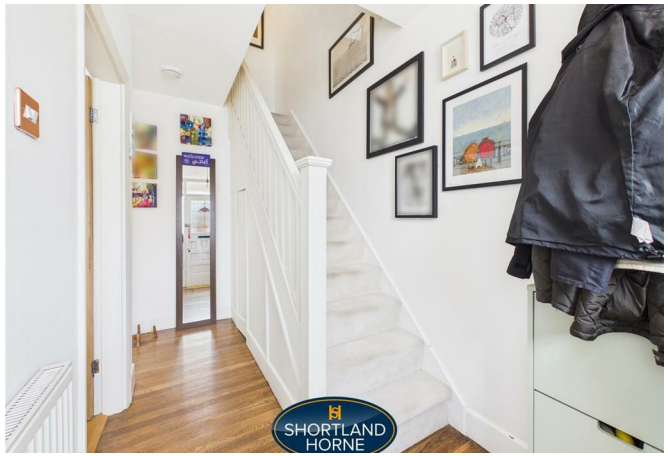

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Dimensions

GROUND FLOOR

Entrance Hallway
1.63m x 3.78m

Living Room
3.43m x 3.20m

Kitchen
5.23m x 3.45m

FIRST FLOOR

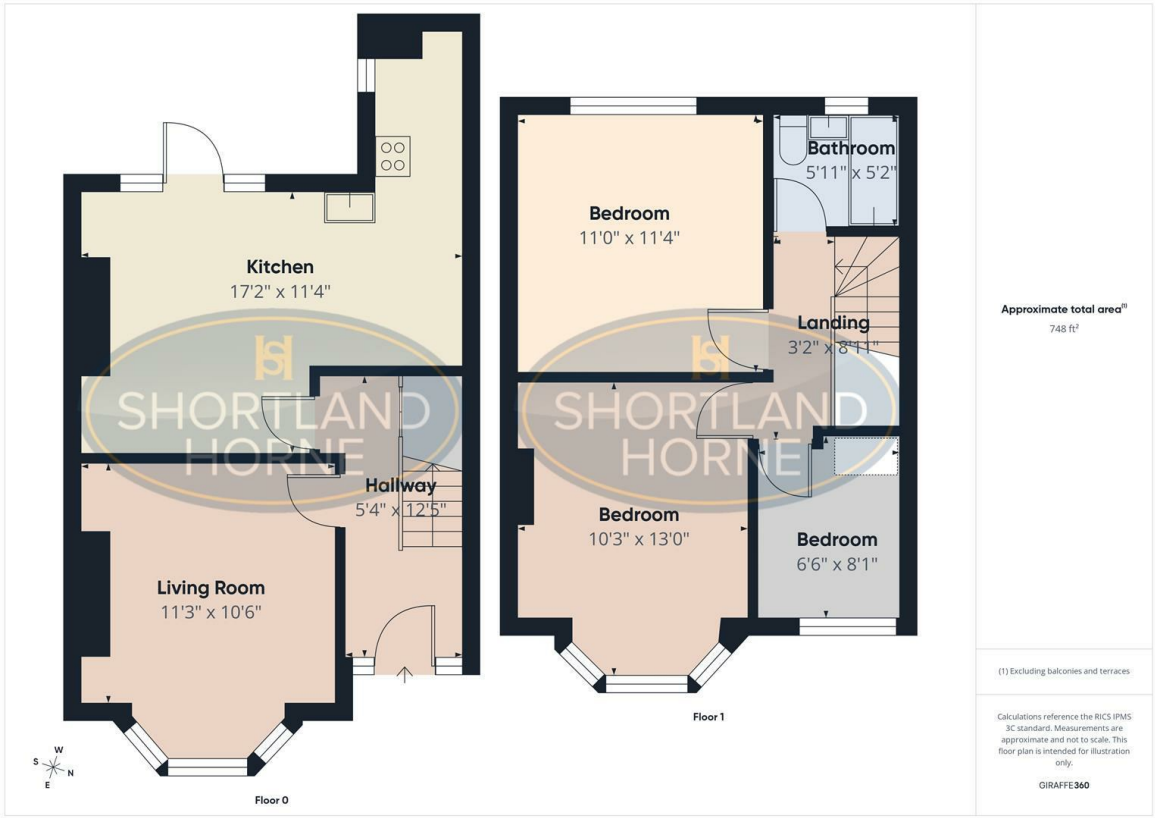
Bedroom
3.35m x 3.45m

Bedroom
3.12m x 3.96m

Bedroom
1.98m x 2.46m

Bathroom
1.80m x 1.57m

Floor Plan



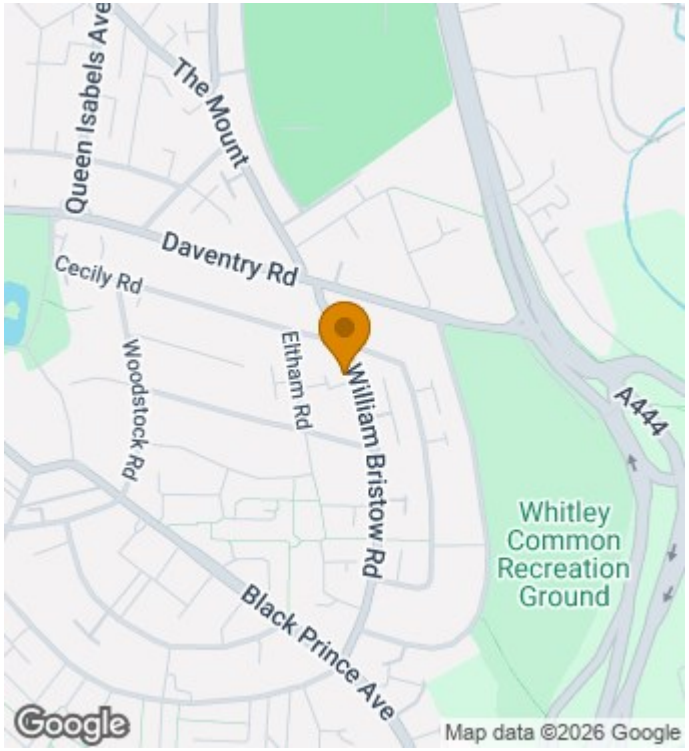
Total area: 748.00 sq ft

Disclaimer

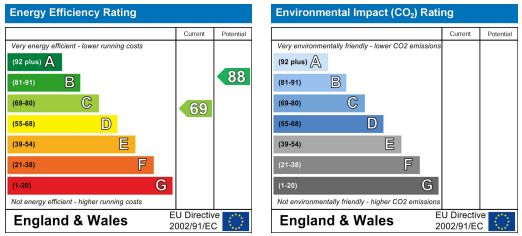
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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