SHORTLAND HORNE
Trusted Property Experts
Cromwell Park, Waterfield Drive
Cromwell Lane CV4 8AS

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MOVE IN FOR CHRISTMAS

Nestled in the desirable Cromwell Park development on Waterfield Drive, Coventry, this stunning new build property, known as The Frankley, offers a perfect blend of modern living and comfort. Spanning an impressive 1,059 square feet, this spacious detached house features three well-proportioned bedrooms and two stylish bathrooms, making it an ideal family home.

Upon entering, you are welcomed into a bright and airy reception room that seamlessly flows into the contemporary kitchen and living area. The kitchen is thoughtfully designed with integrated appliances, including a fridge freezer and a washer/dryer, ensuring convenience for everyday living. The living space is enhanced by patio doors that open out to a beautifully landscaped garden, perfect for outdoor entertaining or simply enjoying the fresh air.

The master bedroom is a true retreat, complete with an ensuite bathroom that boasts high-quality Porcelanosa tiling, adding a touch of luxury to your daily routine. The additional bedrooms are versatile and can be adapted to suit your needs, whether as

selling quality
property since 1995

Custom text box

Dimensions

Ground Floor

Entrance Hall

Living Room
4.93 x 3.31

Downstairs Cloakroom

Kitchen/Dining
5.64 x 3.37

First Floor

Master Bedroom
3.76 x 3.43

Ensuite

Bedroom Two
3.36 x 3.27

Bedroom Three
3.4 x 2.19

Family Bathroom

Floor Plan

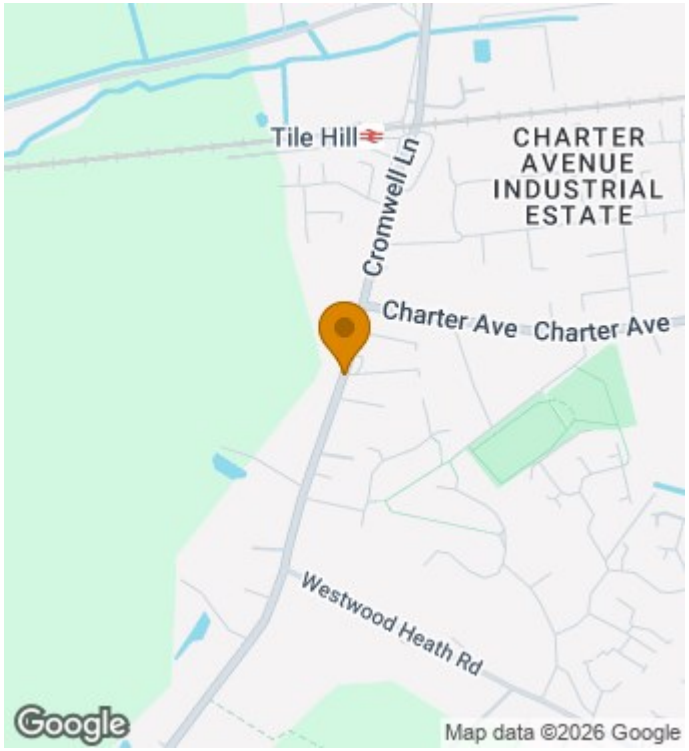
Total area: 1059.00 sq ft

Disclaimer

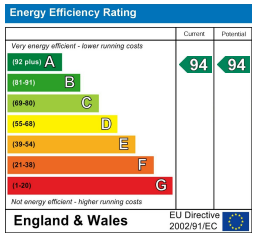
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown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

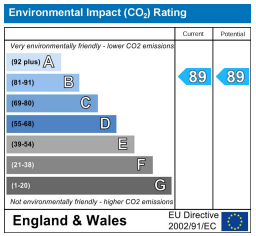
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers 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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