



Trusted
Property Experts

Daventry Road
CV3 5HL

Daventry Road CV3 5HL

Nestled on the prominent Daventry Road in Coventry, this charming semi-detached house, constructed in the late 1930s, presents a unique opportunity for those seeking a family home with character. The property boasts an appealing façade, enhanced by part timbered elevations that add to its distinctive charm.

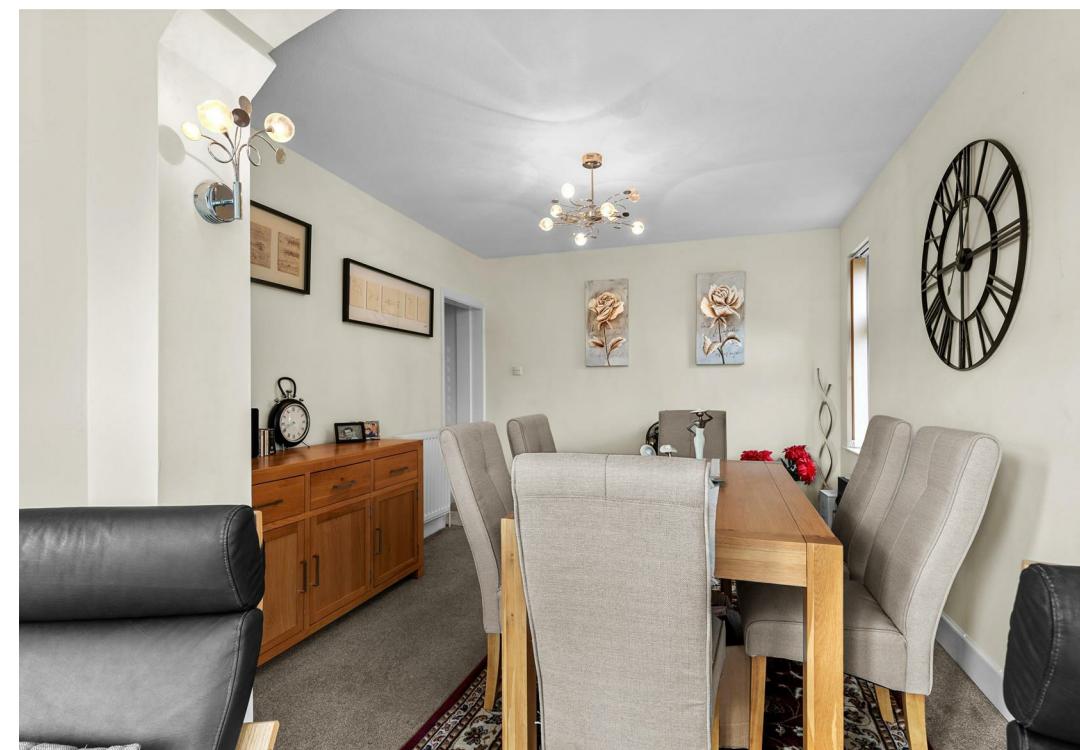
Inside, the residence offers a spacious layout with two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living, while the bathroom is conveniently located to serve the household's needs. The rear extension enhances the living space, making it ideal for family gatherings or quiet evenings at home.

The property is equipped with modern comforts, including gas central heating and double glazing, ensuring a warm and inviting atmosphere throughout the year. The entrance hall features elegant Oak block flooring, adding a touch of sophistication to the home.

Situated on a corner plot, this residence benefits from direct access to a detached garage, along with additional parking available on the driveway, a rare find in this area. The location offers a blend of convenience and tranquillity, making it an excellent choice for families or professionals alike.

This semi-detached house is not just a home; it is a lifestyle opportunity waiting to be embraced. With its character, space, and prime location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this delightful property your own.









Dimensions

Ground Floor

Hallway

Living Room

3.81 x 3.63

Dining Room

6.17 x 3.21

Kitchen

4.20 x 2.86

W/C

First Floor

Bedroom 1

4.33 x 3.52

Bedroom 2

3.67 x 3.34

Bedroom 3

2.55 x 1.98

Bathroom



Internal Living Area 96.04 square metres / 1,034 square feet

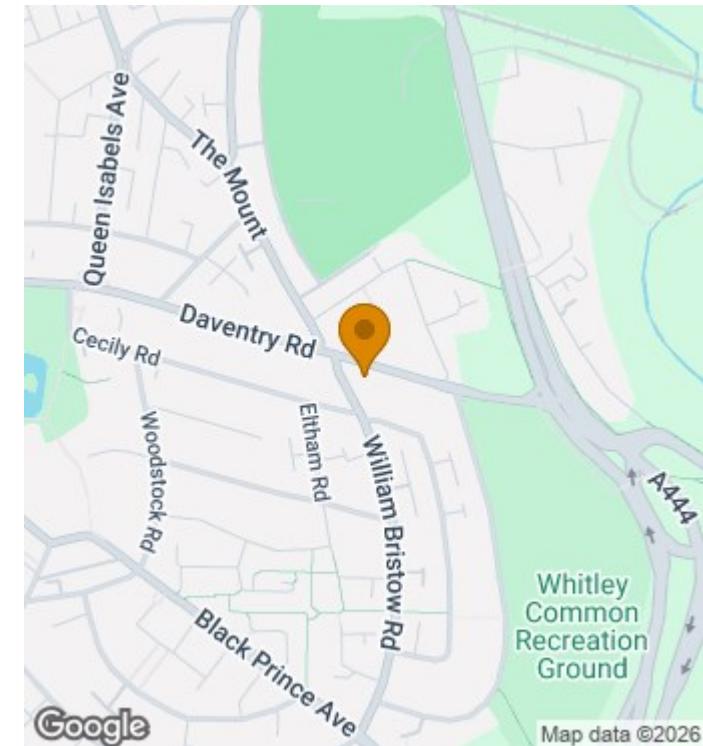
Ground Floor



First Floor



Location Map



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

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 Crime 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 practice 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.

EPC

| | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (11-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (11-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne



Trusted
Property Experts