
SHORTLAND HORNE
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Cherry Tree Drive
Canley CV4 8LW

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* NO CHAIN ** IDEAL FIRST TIME BUY OR INVESTMENT** SOUGHT AFTER LOCATION **

Occupying a generous plot with a driveway to the front, this well-proportioned three-bedroom detached family home offers versatile accommodation, an integral garage and excellent potential for a growing family.

Entering through the hallway, the ground floor provides a practical and flexible layout. The main living room is positioned to the rear of the property and offers an excellent everyday family space, with French doors opening directly onto the rear garden, creating a natural connection between the house and the outside space.

Alongside the living room is a separate dining room which provides plenty of flexibility. Currently ideal as a formal dining space, it could equally be utilised as a fourth bedroom, home office, playroom or additional reception room, depending on the requirements of the next owner.

The kitchen is positioned towards the front of the property and provides a good

Cherry Tree Drive is situated within the popular Canley area on the western side of Coventry, offering an excellent position for families, professionals and commuters alike. The location combines a modern residential setting with particularly convenient access to the University of Warwick, Coventry city centre and the surrounding road network.

A wide range of everyday amenities can be found close by, including local convenience stores and larger shopping facilities along the Fletchamstead Highway. Cannon Park Shopping Centre is also within easy reach and provides an excellent selection of shops, supermarkets, cafés and everyday services.

The area is well served for education, with nearby schools including Sir Henry Parkes Primary School, Charter Academy, Finham Park 2 and The Westwood Academy, while the University of Warwick is also conveniently accessible. School admissions and catchment areas should always be checked directly with the relevant local authority or individual school.

Transport connections are another major advantage of the location. Canley Railway Station is approximately half a mile from the postcode, providing useful rail connections, while the nearby A45 offers straightforward access towards Birmingham, Birmingham Airport and the wider Midlands motorway network. Coventry city centre and Coventry Railway Station are also easily accessible.

Overall, Cherry Tree Drive represents an extremely convenient Coventry location,

selling quality
property since 1995




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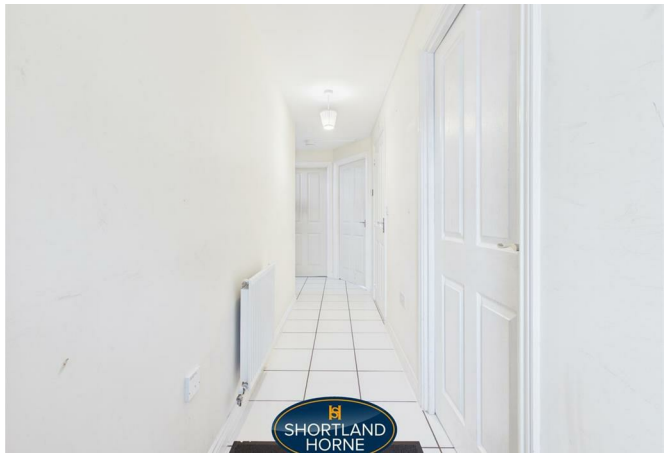

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Dimensions

GROUND FLOOR

Entrance Hallway
0.99m x 5.38m

Living Room
3.18m x 4.32m

W/C
2.59m x 1.02m

Kitchen
2.59m x 3.10m

Bedroom/Dining Room
2.95m x 2.92m

FIRST FLOOR

Bedroom One
2.67m x 3.73m

En-Suite
0.74m x 2.03m

Bedroom Two
3.18m x 2.69m

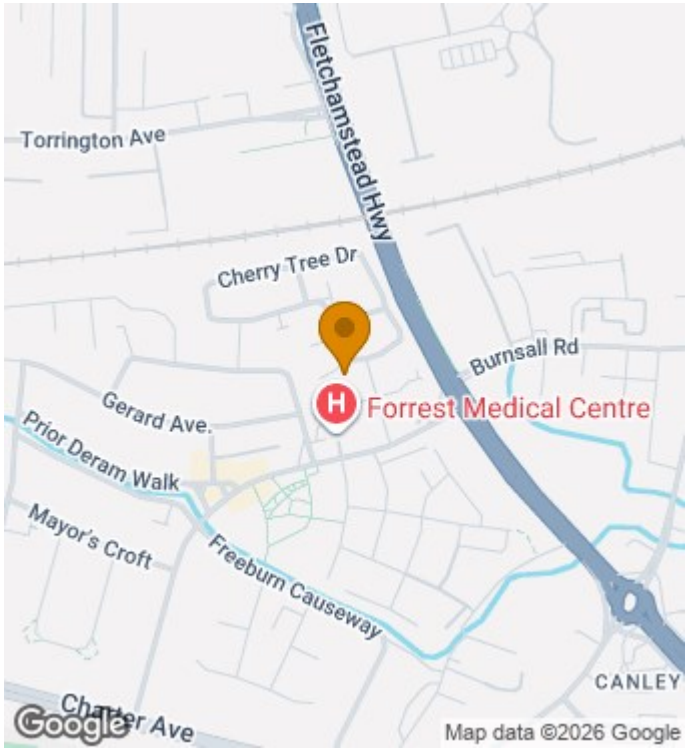
Bedroom Three
2.41m x 2.97m

Bathroom
1.93m x 2.01m

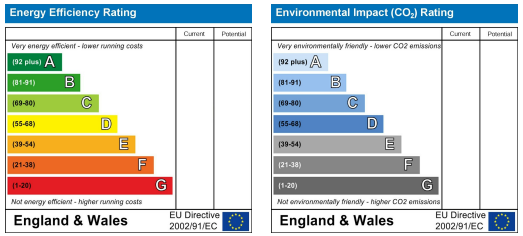
Floor Plan



Location Map



EPC



Total area: 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.

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