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Thomas Landsdail Street  
CV3 5FT

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**\*NO ONWARD CHAIN\***

A well kept three bedroom mid terrace property situated in the highly sought after location of Cheylesmore, being conveniently positioned to local amenities on Daventry Road, Coventry train station, local schools and the motorway network. The property also has the added benefit of no upward chain.

The ground floor offers an entrance hallway, lounge with a bay window, the dining room leads you through to the kitchen with fitted wall and base units, a door leading to the garden and a modern shower room.

On the first floor you will find two double bedrooms and a single bedroom and a family bathroom.

Outside there is a low maintenance paved front garden and to the rear again is a low maintenance paved garden and a detached single garage.

Shortland Horne strongly suggest an internal inspection to fully appreciate what the property has to offer.

#### GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Onward Chain

Parking Arrangements: Detached Garage.

EPC Rating: C

Council Tax Band: C

Total Area: Approx: 1044 Sq. Ft

**selling quality**  
property since 1995







  
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## Dimensions

### Ground Floor

#### Lounge

3.34 x 3.15

#### Dining Room

5.04 x 3.34

#### Kitchen

3.30 x 3.20

### Shower Room

### First Floor

#### Bedroom 1

3.15 x 3.02

#### Bedroom 2

3.36 x 3.15

#### Bedroom 3

2.45 x 2.14

### Shower Room



# Floor Plan



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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 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

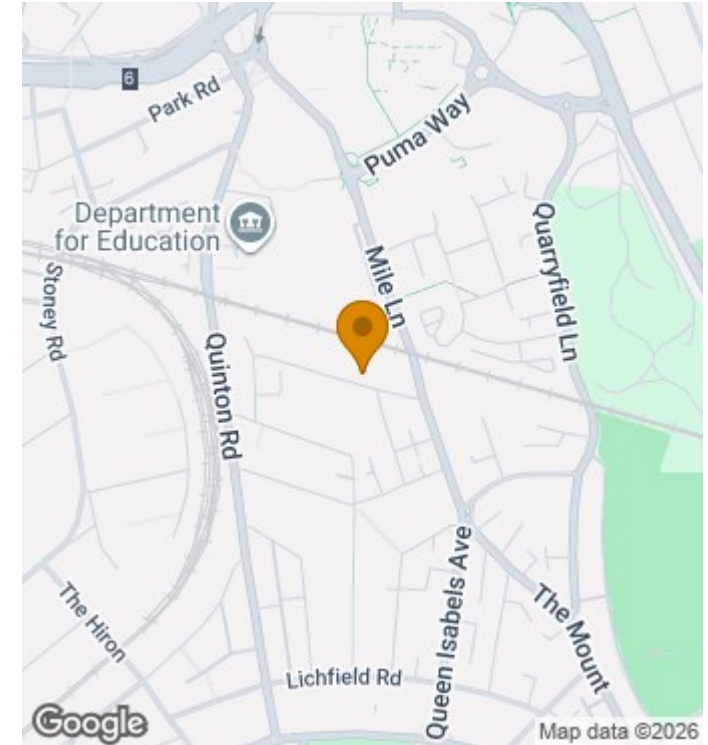
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

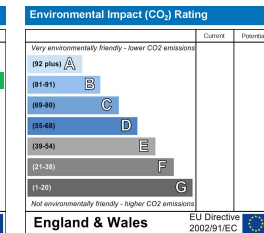
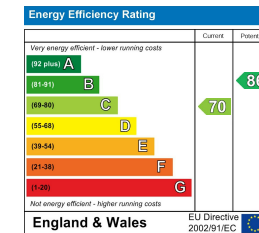
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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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