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Modbury Close
Stivichall CV3 5AL

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A fantastic opportunity for first-time buyers, downsizers and investors alike, this well-proportioned two-bedroom first-floor maisonette offers spacious and versatile accommodation and represents an excellent purchase.

The property is approached via its own ground-floor entrance, with stairs rising to the first-floor accommodation. A central landing provides access to all rooms, including a particularly generous lounge offering plenty of space for both relaxing and dining.

The separate kitchen provides a practical workspace with room for a range of appliances, while the property benefits from two bedrooms, including a spacious main bedroom and a well-proportioned second bedroom which could equally work well as a home office or guest room. Completing the accommodation is a fitted bathroom.

With approximately 614 sq ft of internal accommodation, the maisonette offers an excellent amount of space and would make an ideal alternative to a traditional apartment.

Outside there is a garage en-bloc for extra useful storage.

Modbury Close is pleasantly positioned within the popular Styvechale area of Coventry, a well-established residential location particularly convenient for access to the city centre and a wide range of everyday amenities.

The property is well placed for local shopping, with a good selection of shops and services available around Quinton Parade, together with supermarkets, cafés, takeaways and other useful facilities nearby. Daventry Road shopping parade is also within easy reach, while Coventry city centre provides a much wider choice of retail, leisure and entertainment facilities.
For commuters, the location is particularly convenient, with Coventry Railway Station readily accessible and providing regular services towards Birmingham and London Euston. Road connections are also excellent, with easy access to the A45, A46 and wider Midlands motorway network, making the property well suited to those travelling throughout Coventry, Warwickshire and beyond. Regular bus services provide further connections into the city centre and surrounding areas.

There are a number of schools within the wider area, while nearby green spaces to include Coventry's War Memorial Park, providing excellent opportunities for walking, recreation and outdoor activities.

With its combination of local amenities, transport links and proximity to Coventry city centre, Modbury Close is a particularly convenient location and should appeal to first-time buyers, downsizers and buy-to-let investors alike.

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Dimensions

FIRST FLOOR

Entrance Hallway
3.91m x 0.99m

Lounge
3.23m x 4.72m

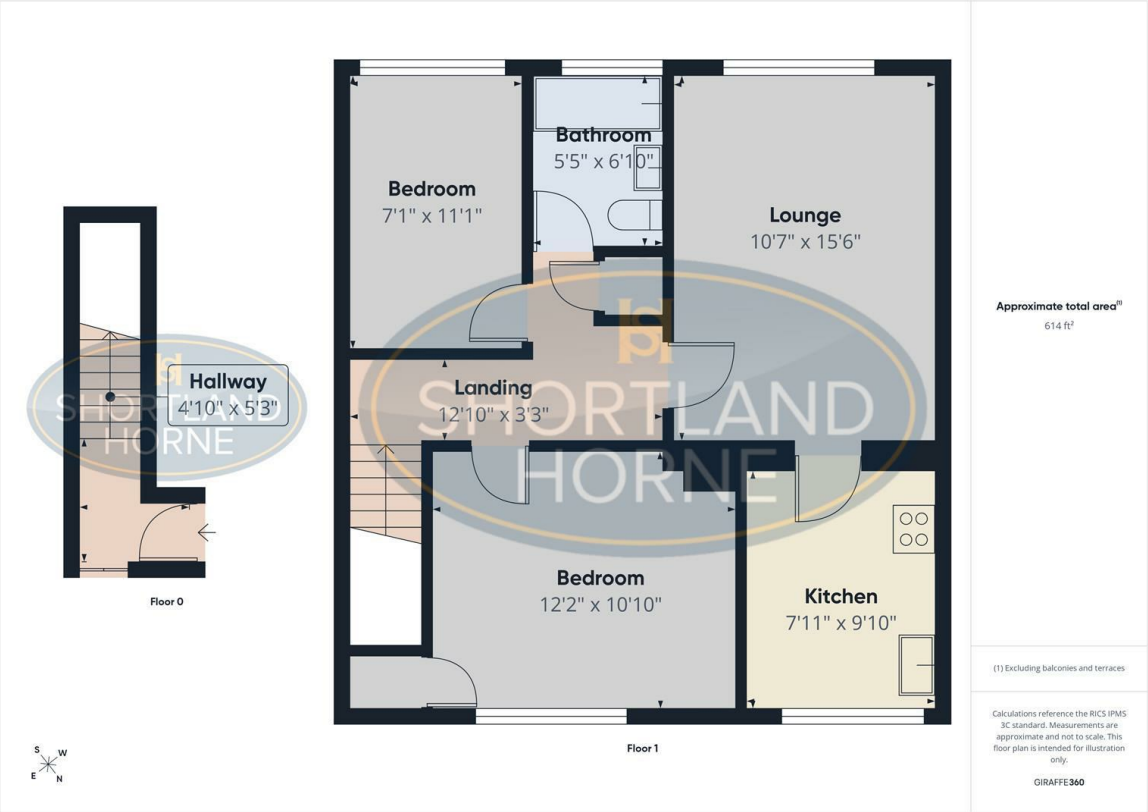
Kitchen
2.41m x 3.00m

Bedroom
3.71m x 3.30m

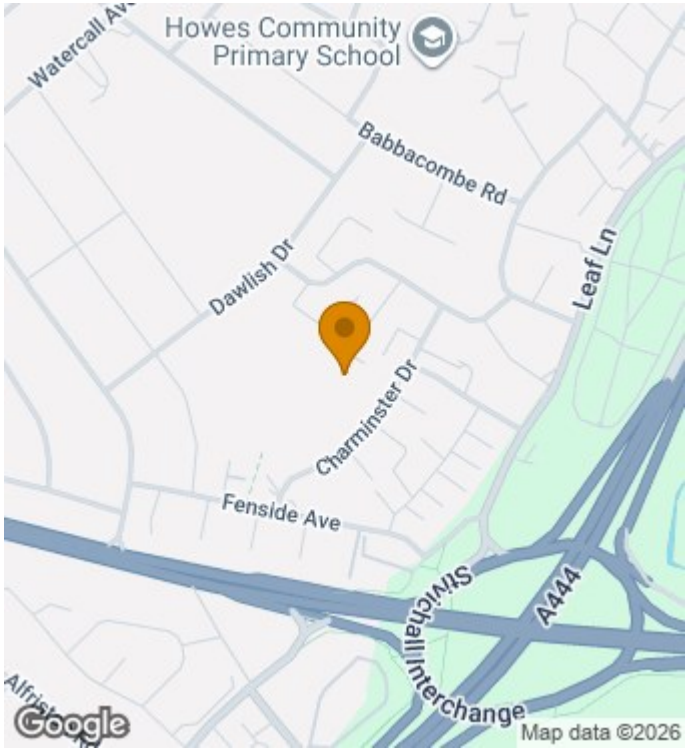
Bedroom
2.16m x 3.38m

Bathroom
1.65m x 2.08m

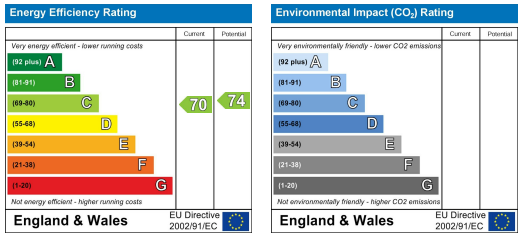
Floor Plan



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.

02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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