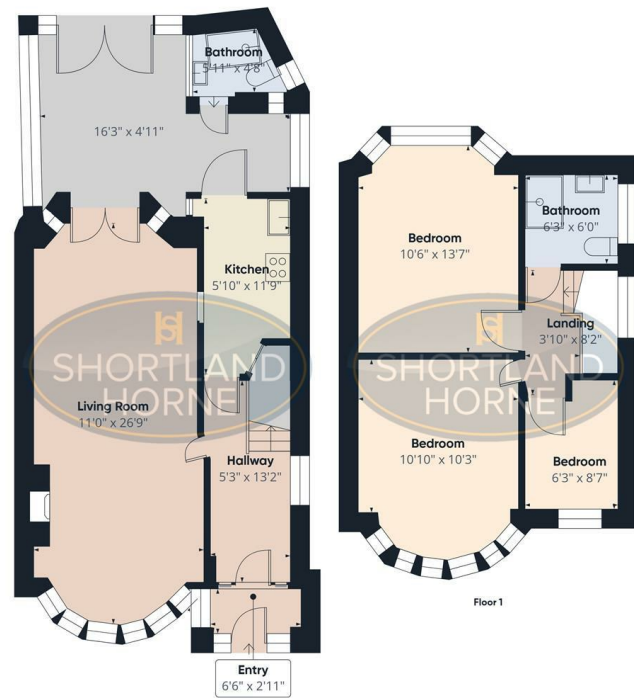


Floor Plan



Approximate total area⁹⁹
993 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS SPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

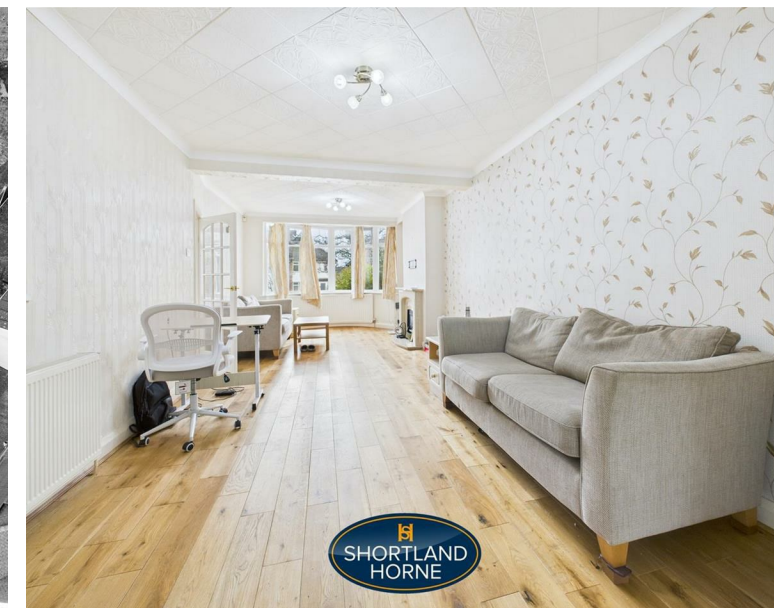
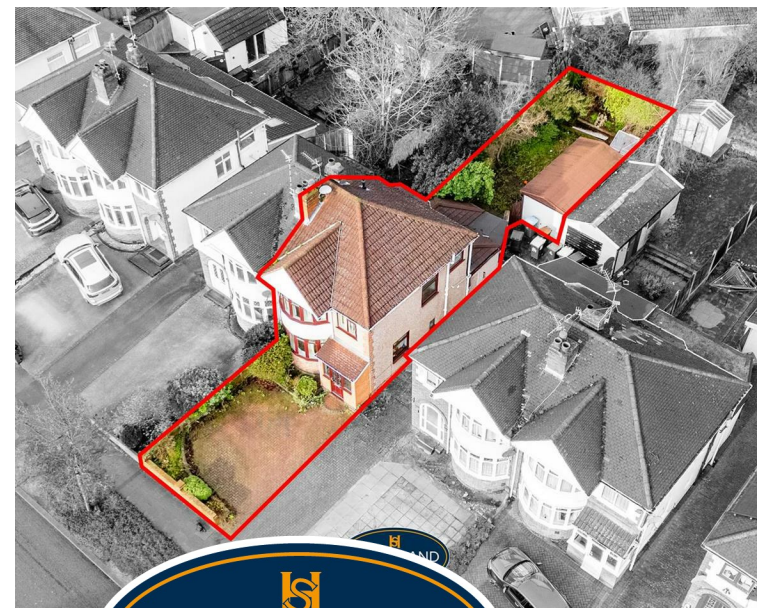
Appliances

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

follow us  

Daventry Road
Cheylesmore CV3 5HH



£335,000 Guide Price | Bedrooms 3 Bathrooms 2

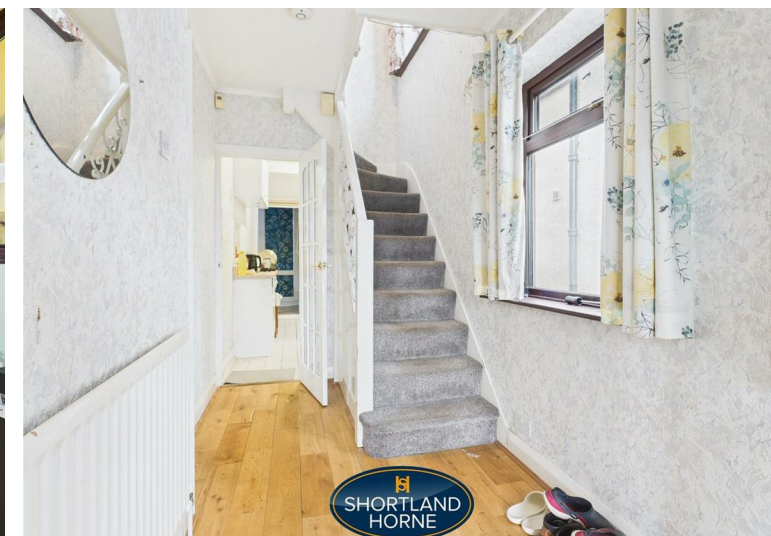
Nestled on the sought-after Daventry Road in Cheylesmore, Coventry, this delightful three-bedroom semi-detached house offers a wonderful opportunity for those looking to create their perfect home. Spanning an impressive 986.0 square feet.

As you enter, you are greeted by a charming storm porch that leads into a spacious entrance hallway. From here, you will find a comfortable lounge featuring a bay window that overlooks the front drive, allowing natural light to flood the room. The modern fitted kitchen is a chef's delight, equipped with double ovens, a gas hob, a dishwasher, and ample space for additional appliances. Adjacent to the kitchen, a lovely conservatory provides a serene view of the rear garden, making it an ideal spot for relaxation. There is also access to a very useful downstairs shower room.

The first floor comprises two generously sized double bedrooms, both adorned with bay windows, alongside a single bedroom and a family bathroom, ensuring ample space for family living.

Outside, the front of the house offers off-road parking, while the rear garden serves as a peaceful retreat, perfect for unwinding or entertaining guests. Additionally there is access to a garage which is really useful.

Conveniently located within walking distance of local shops on Daventry Road and just a short journey from Coventry city centre, this home strikes a perfect balance between convenience and community. This is a rare chance to acquire a property with immense potential in a desirable area. Do not miss the opportunity to transform this house into your dream home. Contact us today to arrange a viewing and explore the possibilities that await you in this wonderful property.



GROUND FLOOR

Entrance Hallway	5'4 x 13'3
Living Room	10'10 x 26'11
Sun Room	9'4 x 11'1
Kitchen	5'11 x 11'9

FIRST FLOOR

Bedroom	10'11 x 13'8
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Bedroom	10'8 x 13'8
Bedroom	6'2 x 8'7
Bathroom	6'2 x 6'0