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Property Experts



Maidavale Crescent
Styvechale CV3 6FZ

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* DECEPTIVELY SPACIOUS 3 DOUBLE BEDROOM SEMI *
EXCELLENT SCOPE TO EXTEND INTO ROOF SPACE SUBJECT
TO PLANNING PERMISSION * PRIVATE & ESTABLISHED REAR
GARDEN * NO UPWARD * VIEWING HIGHLY RECOMMENDED

Nestled in the charming area of Maidavale Crescent, Styvechale, Coventry, this delightful deceptively spacious semi-detached house offers a wonderful opportunity for families and individuals alike. Boasting THREE SPACIOUS DOUBLE BEDROOMS, this property is perfect for those seeking ample living space with scope to extend into the fully boarded loft space with velux windows off the landing to additional bedrooms subject to planning permission.

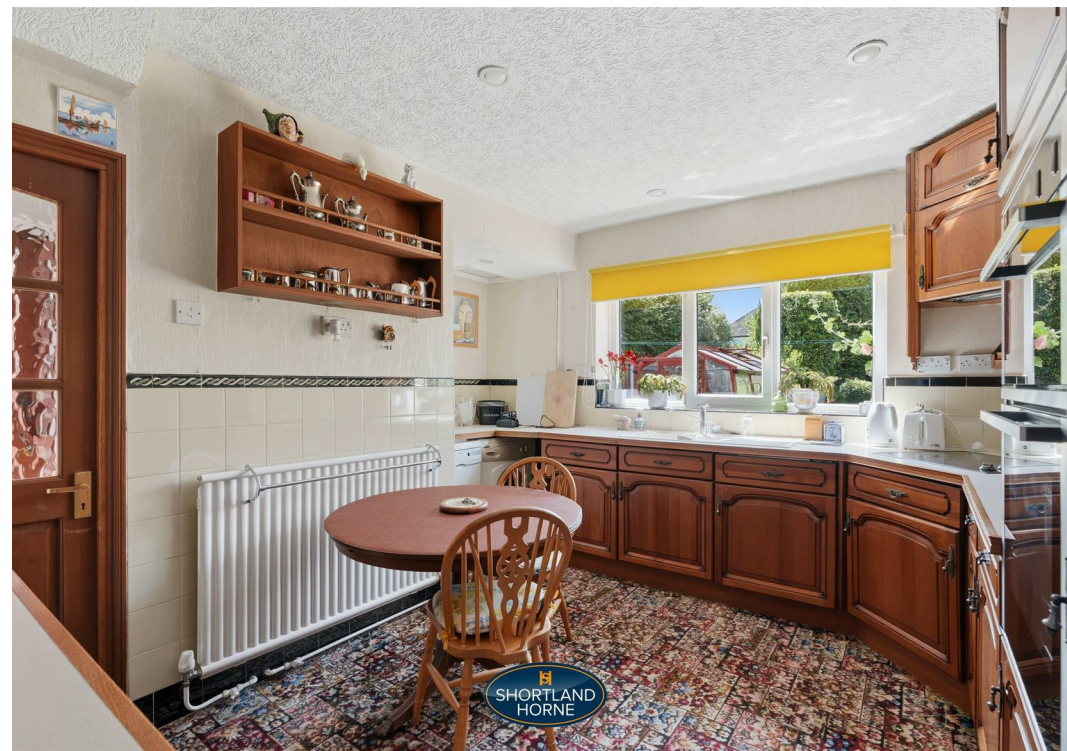
Having been well-maintained over the past 65 years, the home exudes a sense of care and attention that is evident throughout enjoying particularly well tended gardens private to rear backing onto the Leamington Road. The property features a direct access brick integral garage with remote control roller door providing convenience and additional storage options.

The front of the house presents a welcoming façade, enhancing the overall appeal of the property. With its generous room sizes and thoughtful layout. The through lounge enjoys a bow window looking down Frobisher Road and breakfast mid oak fronted kitchen incorporates hob, oven, fridge & freezer and space for domestic appliances.

We highly recommend viewing this property to fully appreciate its charm and potential to be sold with no upward chain. Whether you are looking to settle down in a friendly neighbourhood or seeking a sound investment, this semi-detached house is certainly worth considering.

selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

THROUGH LOUNGE/
DINING ROOM

6.73 x 3.65

BREAKFAST KITCHEN

3.87 x 3.70

SIDE LOBBY TO
INDOOR WC

LANDING

BEDROOM ONE

3.66 x 3.62

BEDROOM TWO

3.65 x 3.03

BEDROOM THREE

3.86 x 2.90

FULLY TILED
BATHROOM WITH
SHOWER

SEPARATE WC

DIRECT ACCESS
INTEGRAL GARAGE

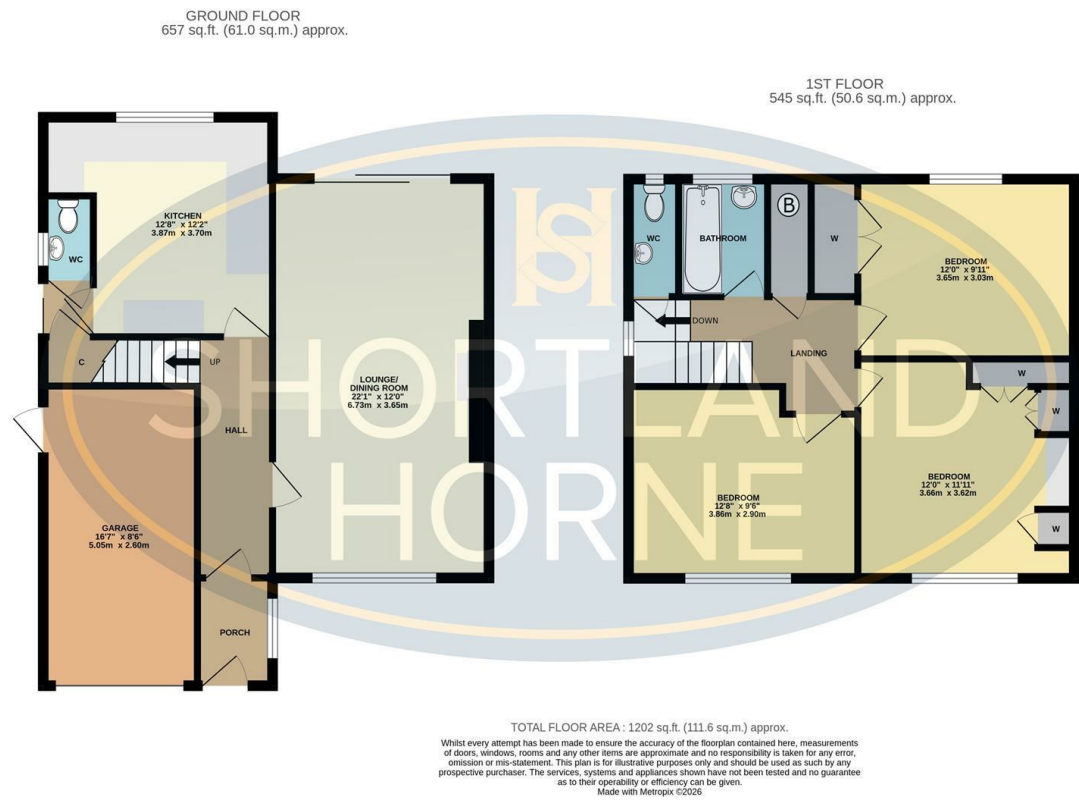
5.05 x 2.60

FRONT & WELL LAID
OUT ESTABLISHED
PRIVATE REAR GAR

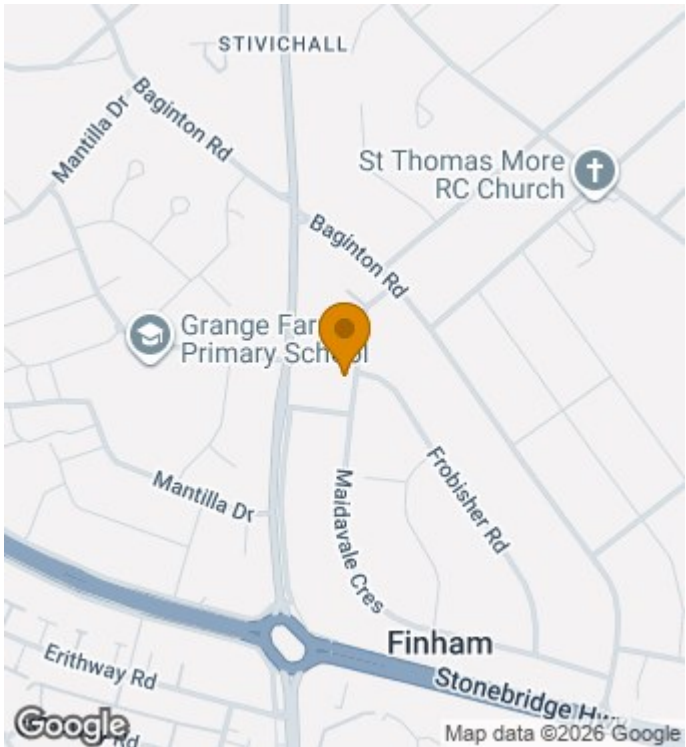
NO UPWARD CHAIN

VIEWING HIGHLY
RECOMMENDED

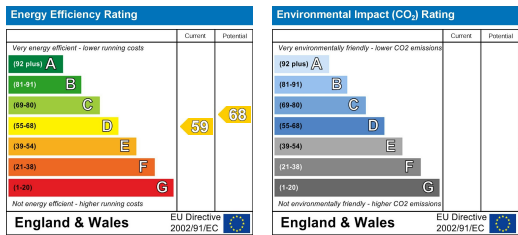
Floor Plan



Location Map



EPC



Total area: 1202.00 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 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.



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