
SHORTLAND HORNE
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SHORTLAND HORNE
Crosbie Road
Chapelfields CV5 8FY

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This well-proportioned three-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, young families or those looking for a property with generous and versatile living accommodation, complemented by a fully enclosed rear garden.

The ground floor is particularly impressive, with a welcoming entrance hallway leading through to a fantastic open-plan lounge and dining room. This is a superbly sized living space with plenty of room for both comfortable seating and a family dining area, making it ideal for everyday living and entertaining. A bay window to the front provides plenty of natural light, while access towards the rear creates a good connection with the garden.

The kitchen is positioned to the rear of the property and provides a practical range of storage and preparation space. Beyond the kitchen is a useful additional area incorporating a ground-floor WC and further storage, with direct access out to the rear garden.

To the first floor, the landing provides access to three bedrooms. The two principal

Crosbie Road is situated in the popular Chapelfields/Whoberley area of Coventry, a well-established residential location on the western side of the city. The position is particularly convenient for families and commuters, with excellent access to local amenities, schools, green spaces and transport connections.

A good selection of everyday facilities can be found nearby, with shops and services available along Allesley Old Road and the surrounding area, while the property is also well positioned for access to the vibrant Earlsdon High Street, with its excellent choice of independent shops, cafés, bars and restaurants. Hearsall Common is also close by, providing valuable open green space for walking and recreation.

Families have a number of schools within the surrounding area, including All Souls' Catholic Primary School, Whoberley Hall Primary School, St Christopher Primary School and Hearsall Community Academy, with further primary and secondary schooling available throughout western Coventry.

Transport links are particularly convenient. Canley Railway Station is approximately 0.6 miles away, while Coventry Railway Station is around 1.4 miles away, providing regular services towards Birmingham and London Euston. Numerous bus stops can also be found within a short walk of Crosbie Road.

For those travelling by road, the location provides straightforward access towards the A45 and A4114, connecting with Coventry city centre, the University of Warwick, Birmingham and the wider Midlands motorway network.

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge/Dining roon
6.67 x 3.62

Kitchen
8.2 x 7.2

W/C

FIRST FLOOR

Bedroom One
3.70 x 3.48

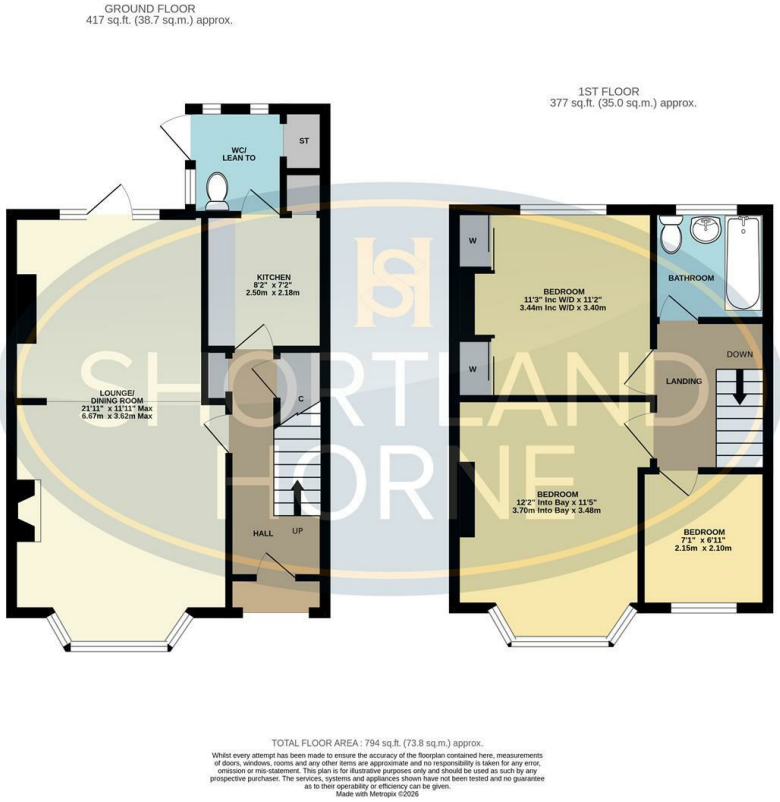
Bedroom Two
3.44 x 3.40

Bedroom Three
2.15 x 2.10

Bathroom

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Floor Plan



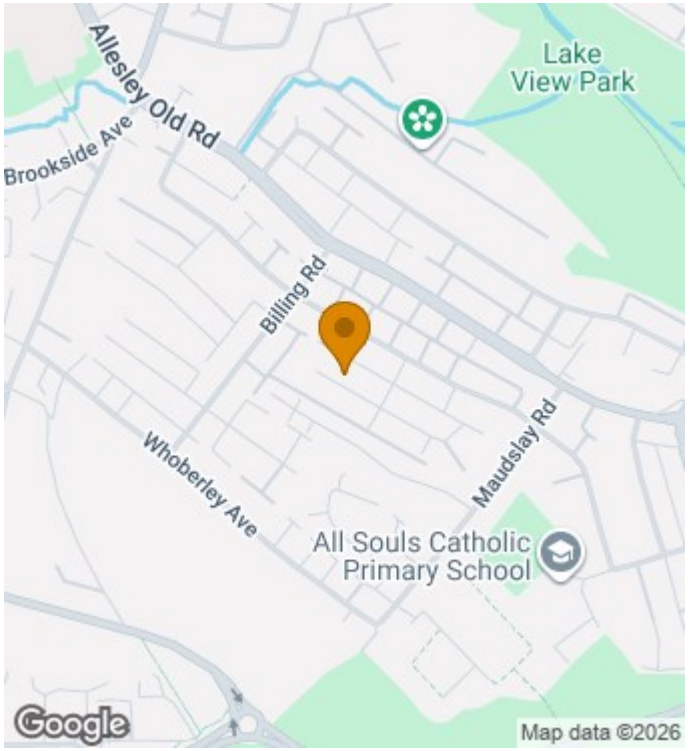
Total area: sq ft

Disclaimer

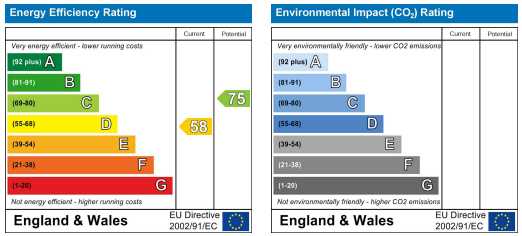
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

Location Map



EPC



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