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Grafton Court, Mayers Croft
CV4 8GQ

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Nestled in the desirable Grafton Court area of Canley, this charming three-bedroom semi-detached house presents an excellent opportunity for families and students alike. The property is ideally situated just a stone's throw from Warwick University, making it particularly appealing for those pursuing higher education.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation and entertaining. The kitchen, equipped with essential appliances, offers a functional space for culinary pursuits. Ascending to the first floor, you will find two generously sized double bedrooms alongside a comfortable single bedroom, providing ample accommodation for various living arrangements. The bathroom features a convenient shower, catering to the needs of modern living.

The exterior of the property boasts low-maintenance front and rear gardens, allowing you to enjoy outdoor space without the burden of extensive upkeep. Additionally, a garage at the rear provides valuable storage or parking options.

This home is conveniently located near local amenities, schools, and boasts excellent motorway links, ensuring that you are well-connected to the surrounding areas. With

Grafton Court, Mayers Croft is tucked away within the popular Westwood area of Coventry, offering a convenient setting that appeals to first-time buyers, professionals, families and investors alike. The location enjoys excellent access to a wide range of everyday amenities, with Cannon Park Shopping Centre just a short distance away, home to Tesco, Aldi, Iceland, cafés, restaurants, pharmacies and a variety of retail outlets. The nearby Prior Deram Walk parade also provides a selection of independent shops and takeaway options for day-to-day convenience.

The area is particularly well positioned for education, with several well-regarded schools close by including Charter Academy, Templars Primary School, Cannon Park Primary School, The Westwood Academy, WMG Academy for Young Engineers and Finham Park 2, making it an attractive choice for families. The property is also ideally situated for access to the University of Warwick, making it popular with university staff, students and those working within the surrounding business parks.

For commuters, the location benefits from excellent transport links. Canley Railway Station is within easy reach, providing regular services to Coventry, Birmingham and London, while the A45, A46, M6, M40 and M42 motorway networks are all easily accessible, making travel throughout the Midlands and beyond straightforward. Coventry city centre is only a short drive away, offering an extensive range of shopping, restaurants, leisure facilities and cultural attractions.

Outdoor and leisure facilities are also plentiful, with nearby parks, sports clubs and the Xcel Leisure Centre offering a swimming pool, gym and sporting facilities. The

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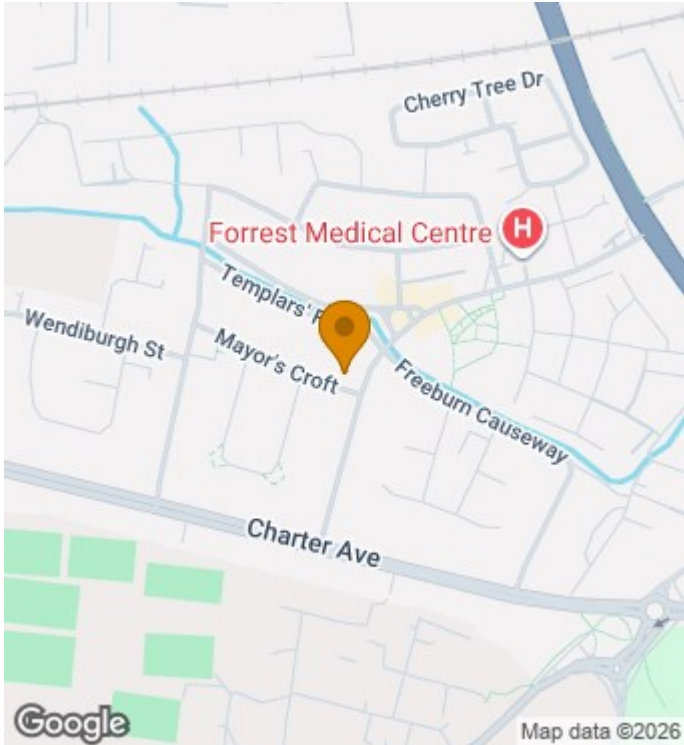


Dimensions



Floor Plan

Location Map



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

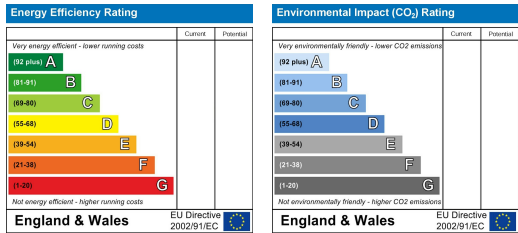
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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