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Lichfield Road
Cheylesmore CV3 5FF

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A well presented and deceptively spacious three bedroom semi detached family home, ideally situated in the highly sought after residential area of Cheylesmore and offered for sale with the significant benefit of no onward chain. This attractive property provides well balanced accommodation throughout and is perfectly suited to growing families, first-time buyers or those looking to upsize.

Upon entering, you are welcomed by a bright entrance hallway which sets the tone for the rest of the home. The ground floor boasts a generously sized separate lounge, offering a comfortable and relaxing living space, alongside a formal dining room that is perfect for family meals or entertaining guests. To the rear of the property, the kitchen enjoys views over the garden.

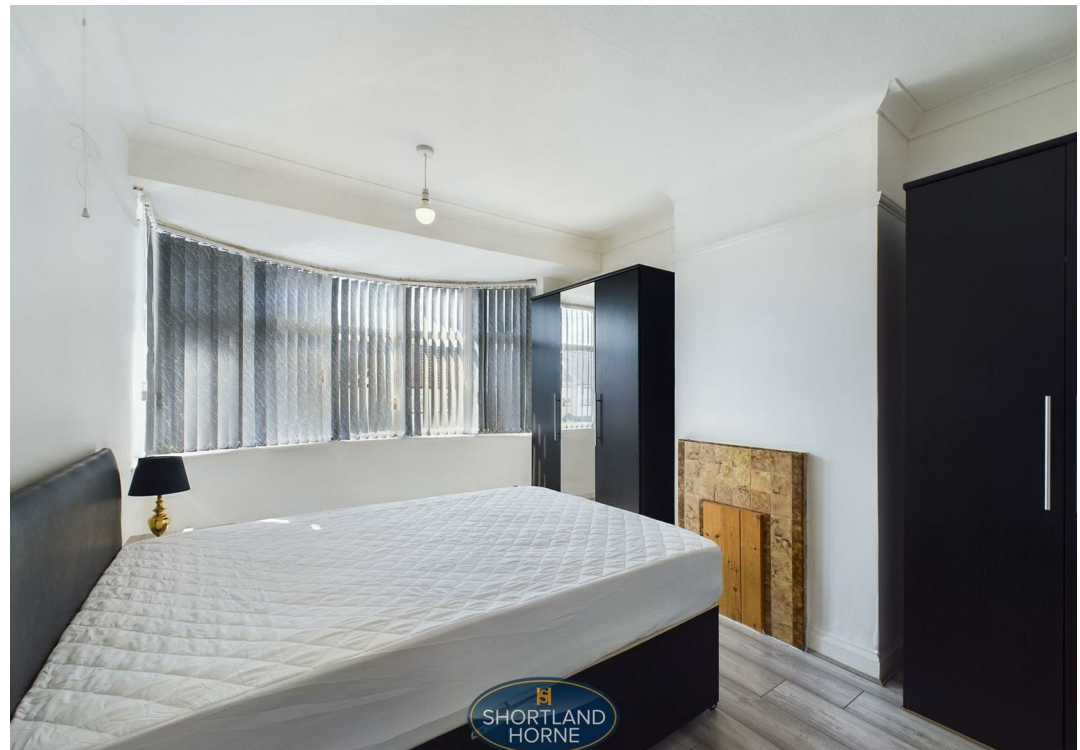
To the first floor, the property comprises three well proportioned bedrooms, providing flexible accommodation for families, home working or guest space, all served by a family bathroom.

Externally, the property benefits from a driveway to the front, providing convenient off road parking. To the rear, there is a private and enclosed garden, ideal for outdoor dining, children's play, or simply relaxing in the warmer months.

This property represents an excellent opportunity to acquire a well located home with fantastic potential, all within close proximity to local amenities, reputable schools and transport links. Early viewing is highly recommended to fully appreciate all that this home has to offer.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway
4.09m x 1.60m

Lounge
4.06m x 3.18m

Dining Room
3.00m x 2.90m

Kitchen
2.06m x 2.46m

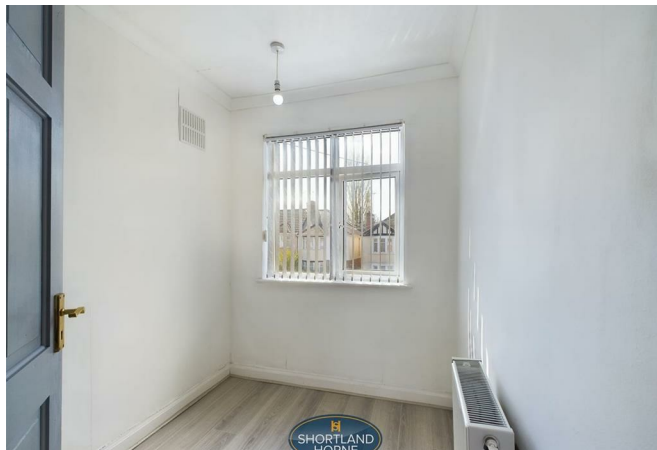
FIRST FLOOR

Bedroom
4.29m x 2.97m

Bedroom
3.05m x 3.02m

Bedroom
2.08m x 1.88m

Bathroom
1.68m x 1.78m



Floor Plan



Total area: 698.29 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

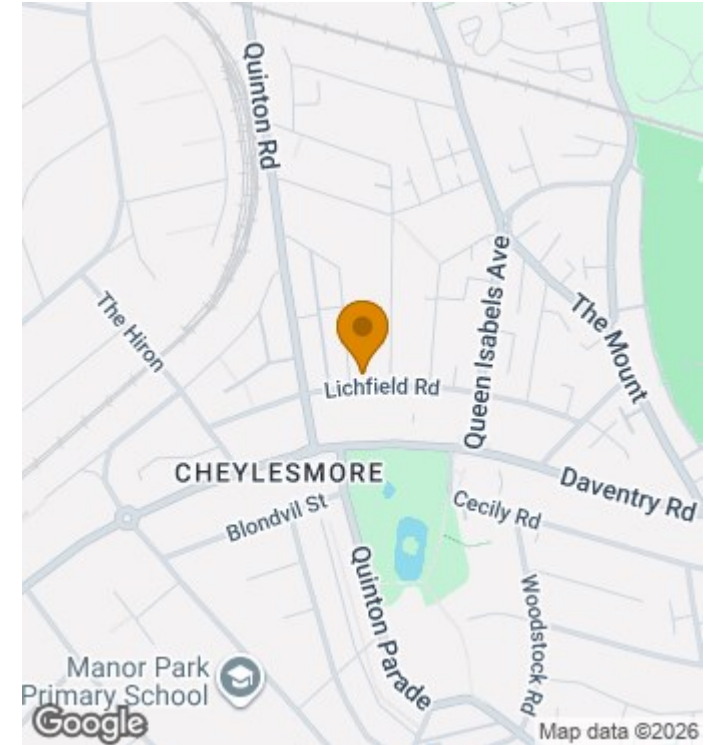
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

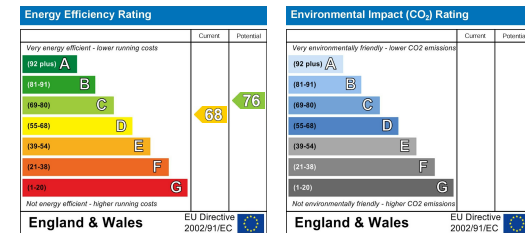
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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