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Chatsworth Rise
Stivichall CV3 5NS

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Nestled in the desirable area of Chatsworth Rise, Coventry, this charming three-bedroom semi-detached family home presents an excellent opportunity for those seeking comfort and convenience. Its prime location ensures easy access to Coventry train station and the vibrant City Centre, making it ideal for commuters and city dwellers alike. Families will appreciate the proximity to esteemed educational institutions, including King Henry VIII's school, and the serene War Memorial Park, perfect for leisurely strolls and outdoor activities. Additionally, the property falls within the catchment area for Finham secondary school, enhancing its appeal for families.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge, perfect for relaxation and family gatherings. The dining room offers a delightful space for meals, while the fully fitted kitchen is equipped to meet all your culinary needs. A useful utility room and a convenient W/C complete the ground floor layout, ensuring practicality for everyday living.

Venturing to the first floor, you will discover a family shower room and three well-proportioned bedrooms. Two of these are generous double rooms, providing ample

selling quality
property since 1995




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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge
6.22m x 3.96m

Dining Room
2.87m x 2.44m

Kitchen
3.35m x 3.20m

Utility

W/C

FIRST FLOOR

Bedroom One
4.09m x 3.28m

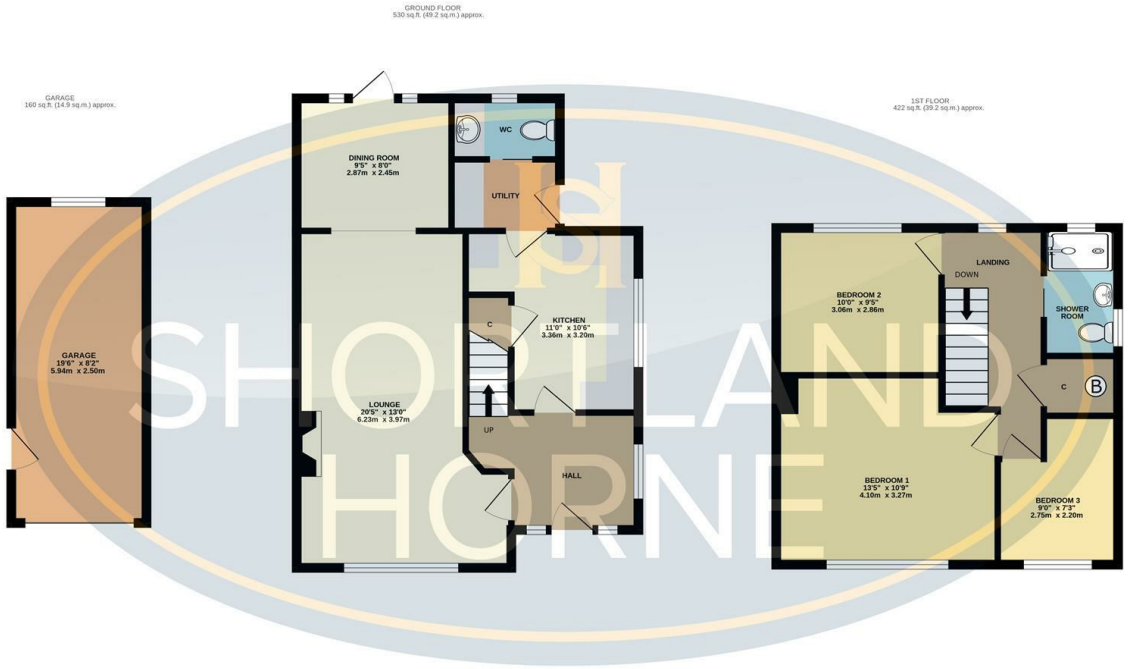
Bedroom Two
3.05m x 2.87m

Bedroom Three
2.74m x 2.21m

Shower Room

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Floor Plan

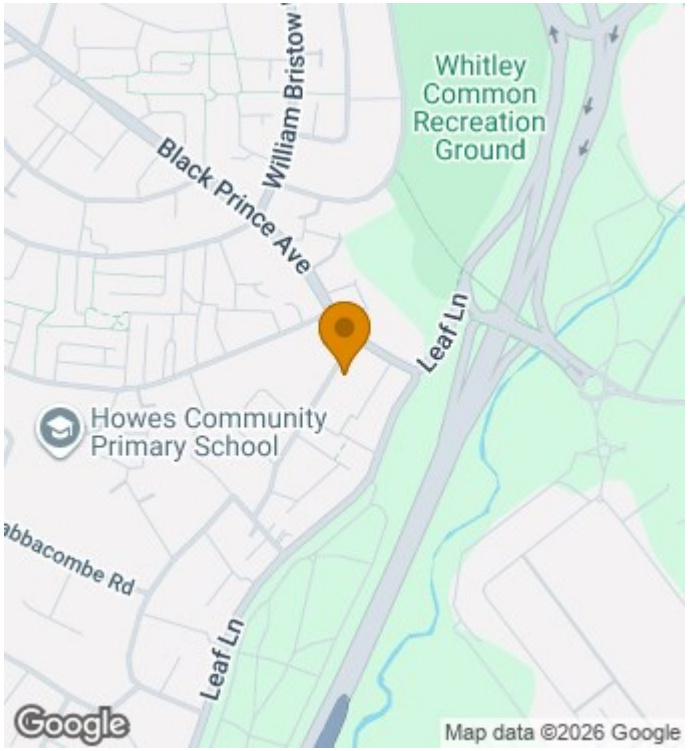


TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

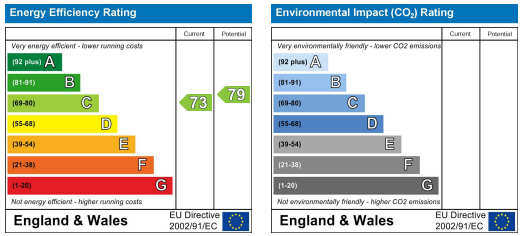
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: sq ft

Location Map



EPC



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.

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