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SHORTLAND HORNE
Cherry Tree Drive
Canley CV4 8LZ

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NO CHAIN

Shortland Horne are proud to present this well-presented three-bedroom semi-detached family home, occupying a pleasant position within this popular and convenient residential development in Canley. Ideally placed for a wide range of local amenities and within easy reach of the University of Warwick, the property also offers excellent access to the A45 and wider motorway network, making it a particularly convenient choice for families, professionals and commuters alike.

The property offers modern, well-proportioned accommodation arranged over two floors and benefits from off-road parking, an en-suite to the main bedroom and a good-sized enclosed rear garden.

On entering the property, you are welcomed into an entrance hallway which provides access to the principal ground-floor accommodation. There is a useful ground-floor W.C., ideal for a busy family household, while the modern fitted breakfast kitchen provides an excellent everyday space with a range of fitted units, work surfaces and room for dining.

Externally, the property continues to impress. To the front is a tandem driveway providing off-road parking for up to two vehicles. To the rear is a pleasant enclosed garden, predominantly laid to lawn with a patio seating area providing the perfect spot for outdoor dining, entertaining or simply relaxing. The garden offers a manageable yet practical outdoor space particularly well suited to families and those looking for a low-maintenance setting.

Cherry Tree Drive is well positioned for access to the University of Warwick and a variety of local shops and everyday amenities. The location is also particularly convenient for commuters, with the A45 providing straightforward links towards Birmingham, Coventry city centre and the wider Midlands motorway network.

A superb opportunity to acquire a modern and well-presented three-bedroom semi-detached home in a highly convenient location, offering an excellent combination of living space, parking and private garden.

EPC RATING: C | COUNCIL TAX BAND: C

Cherry Tree Drive is conveniently positioned to the west of Coventry, offering an excellent balance of residential surroundings and easy access to a wide range of everyday amenities. The location is particularly well placed for the University of Warwick, making it an attractive choice for families, professionals and those working or studying at the university.

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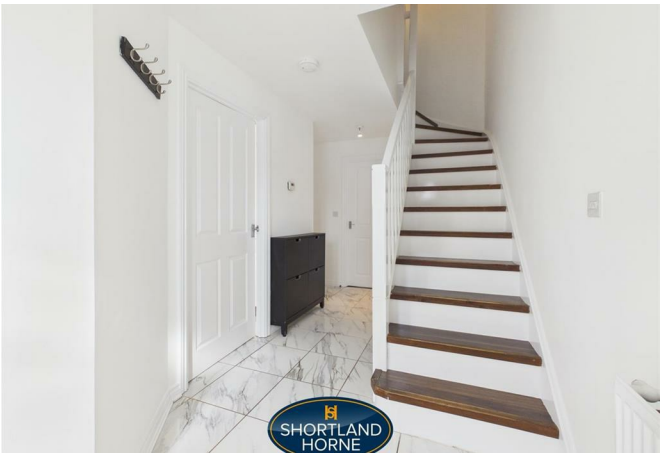

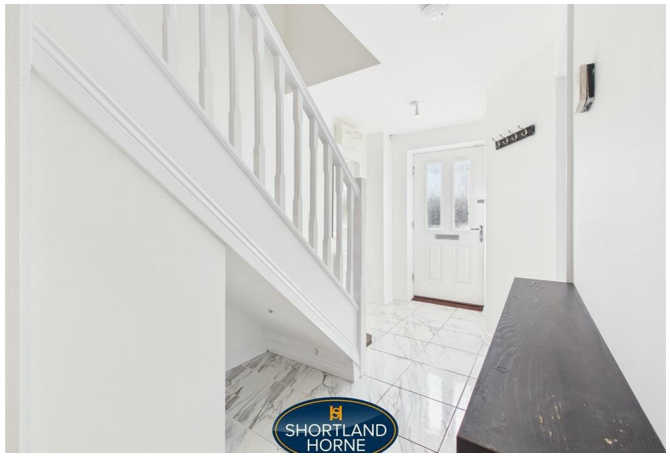

Dimensions

GROUND FLOOR

Entrance Hallway
4.50m x 2.06m

Kitchen
3.40m x 2.51m

W/C
1.02m x 1.75m

Lounge
3.15m x 4.67m

FIRST FLOOR

Bedroom One
3.38m x 2.92m

En-Suite
1.75m x 1.65m

Bedroom Two
3.12m x 2.57m

Bedroom Three
3.15m x 1.98m

Bathroom
2.01m x 1.68m

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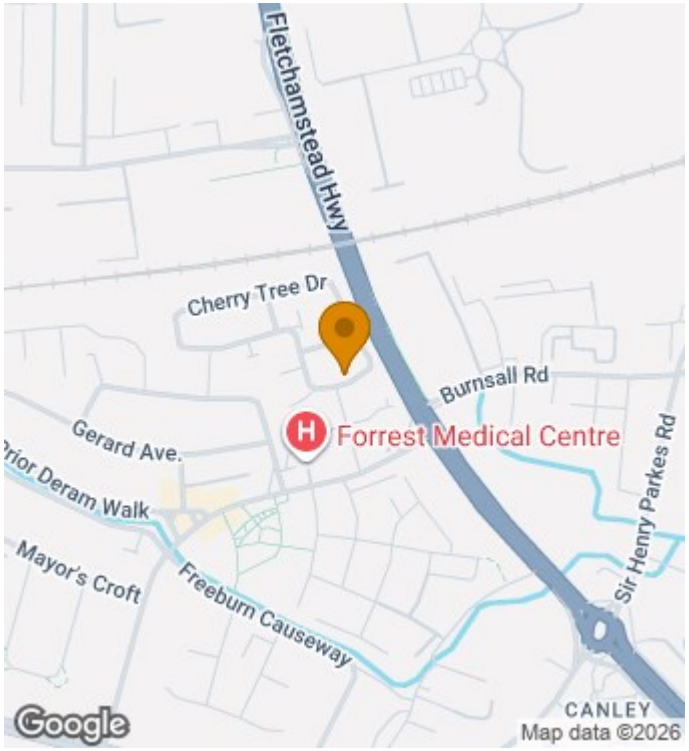
Floor Plan

Location Map



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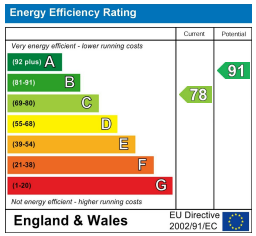

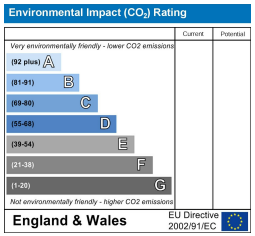

Total area: 796.00 sq ft

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 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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