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Stivichall Croft
Stivichall CV3 6GN

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An imposing and substantial four bedroom detached family home positioned within one of Coventry's most desirable residential locations, occupying a generous plot with an exceptional rear garden and offering over 2,000 sq. ft of flexible accommodation.

This attractive double fronted residence provides spacious and versatile living throughout and briefly comprises an inviting entrance hallway with guest WC, a stylish front living room with feature fireplace and bay window, a fitted breakfast kitchen offering an extensive range of wall and base units with integrated appliances and generous worktop space, together with an impressive lounge/dining room stretching across the rear of the property with parquet flooring, feature fireplace and beautiful leaded windows overlooking the garden.

A standout feature of the home is the stunning sunroom to the rear, flooded with natural light through its vaulted glazed ceiling and surrounding windows, creating an ideal entertaining and family space with direct access onto the rear garden. In addition, there is a further reception room offering excellent flexibility as a family room, playroom or home office.

Situated within the highly regarded and leafy suburb of Stivichall, this location offers an exceptional blend of residential tranquillity, excellent schooling and superb connectivity, making it one of Coventry's most desirable family addresses. Stivichall Croft is an attractive residential setting predominantly comprising substantial detached homes and well-maintained surroundings, conveniently positioned just south of Coventry city centre.

The area is particularly well known for its outstanding educational provision, with several highly regarded schools nearby including Stivichall Primary School, Finham Park School and Manor Park Primary School. Independent education is also well catered for with King Henry VIII School located within easy reach, alongside further respected schools across Coventry including Blue Coat Church of England School and Sidney Stringer Academy.

For commuters, the property benefits from excellent transport links with Coventry Railway Station approximately one mile away, providing direct services to Birmingham, London and wider national destinations. The nearby A45, A46 and M6 motorway network also offer convenient road access across the Midlands and beyond. Local bus routes are readily accessible from Leamington Road and surrounding routes.

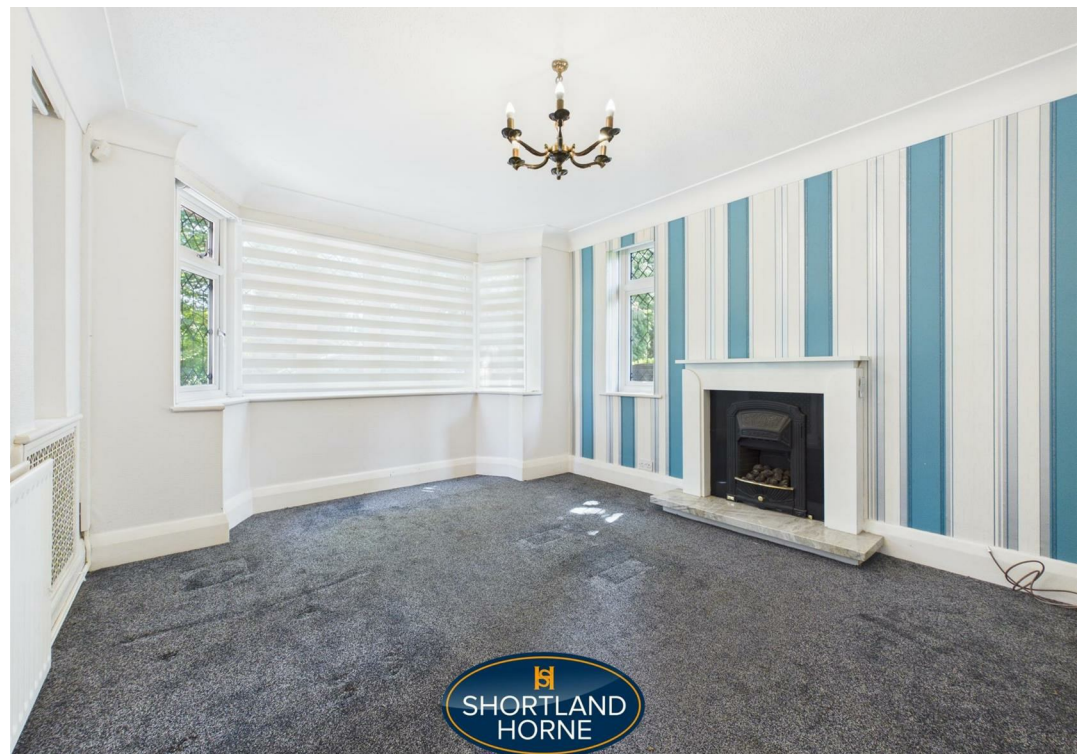
Residents enjoy access to an excellent range of local amenities and leisure facilities. Nearby shopping destinations include Central 6 Retail Park, Cannon Park Shopping Centre, West Orchards Shopping Centre and Lower Precinct Shopping Centre, all offering a wide variety of retail, dining and everyday convenience options.

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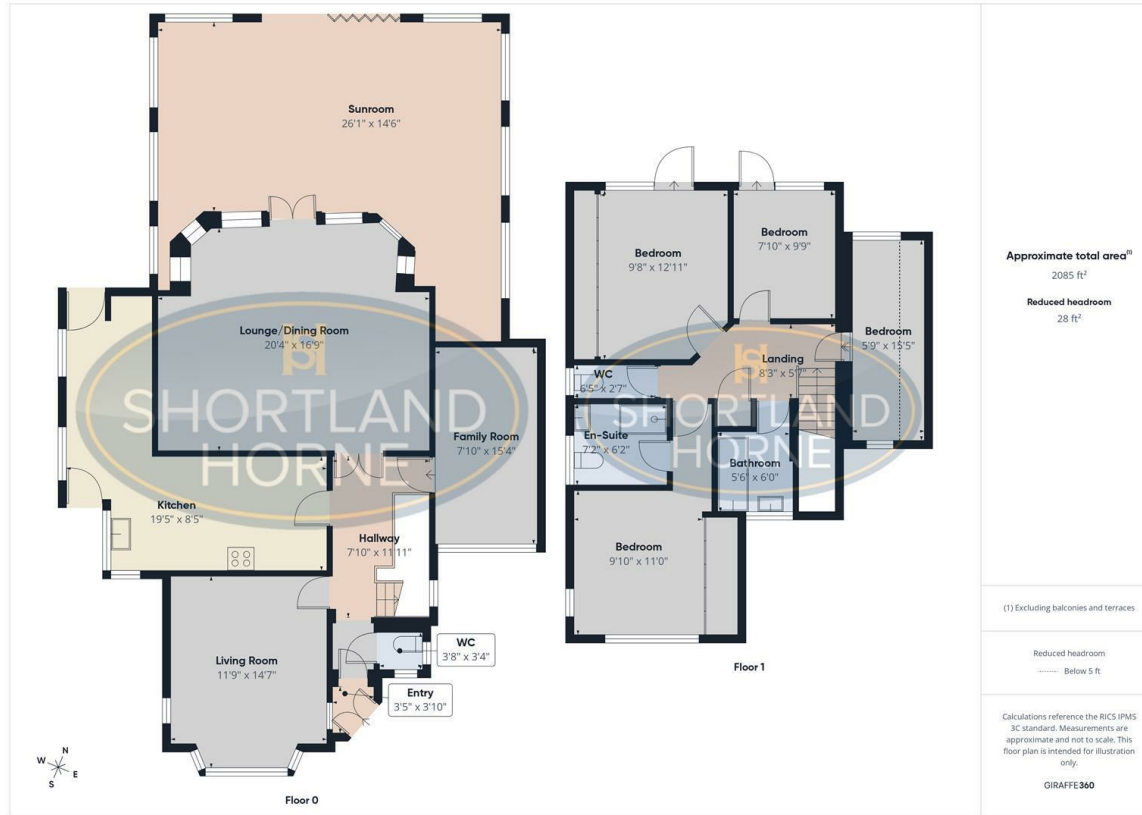
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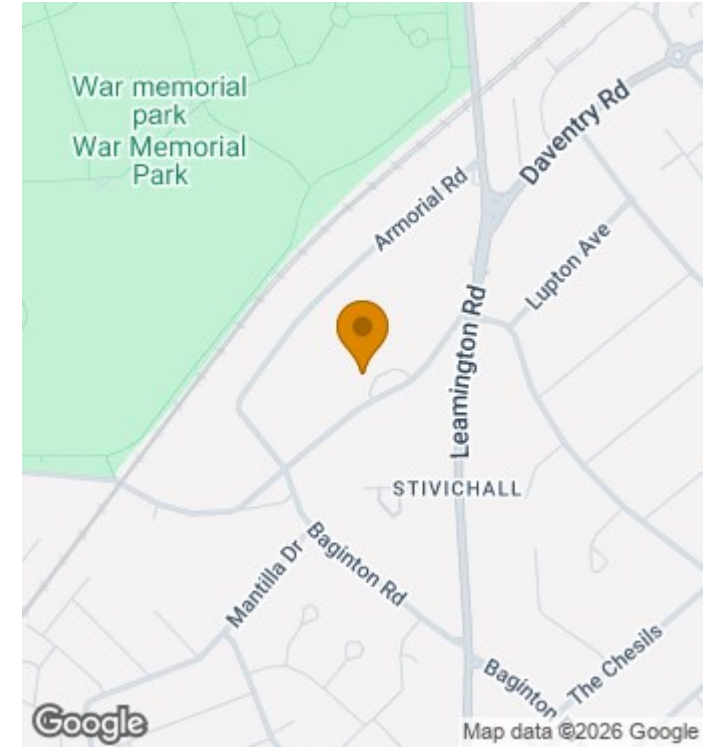
Dimensions



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 Home.

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 Home 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

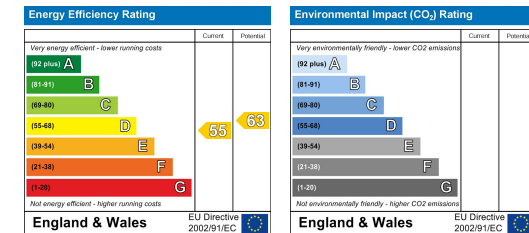
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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