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Castle Close
Cheylesmore CV3 5JA

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Nestled in the tranquil cul-de-sac of Castle Close in Cheylesmore, Coventry, this spacious detached family home presents an excellent opportunity for those seeking comfort and convenience. With no upward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a charming entrance porch that leads into a generous lounge/diner, perfect for family gatherings or entertaining guests. Running off the kitchen is a great sized conservatory with half of the section being newly pitched with installation creating a fantastic space that opens up to the kitchen. The fully fitted kitchen is equipped with modern appliances, including an integrated oven, electric hob, fridge/freezer, and ample space for a washing machine and dishwasher.

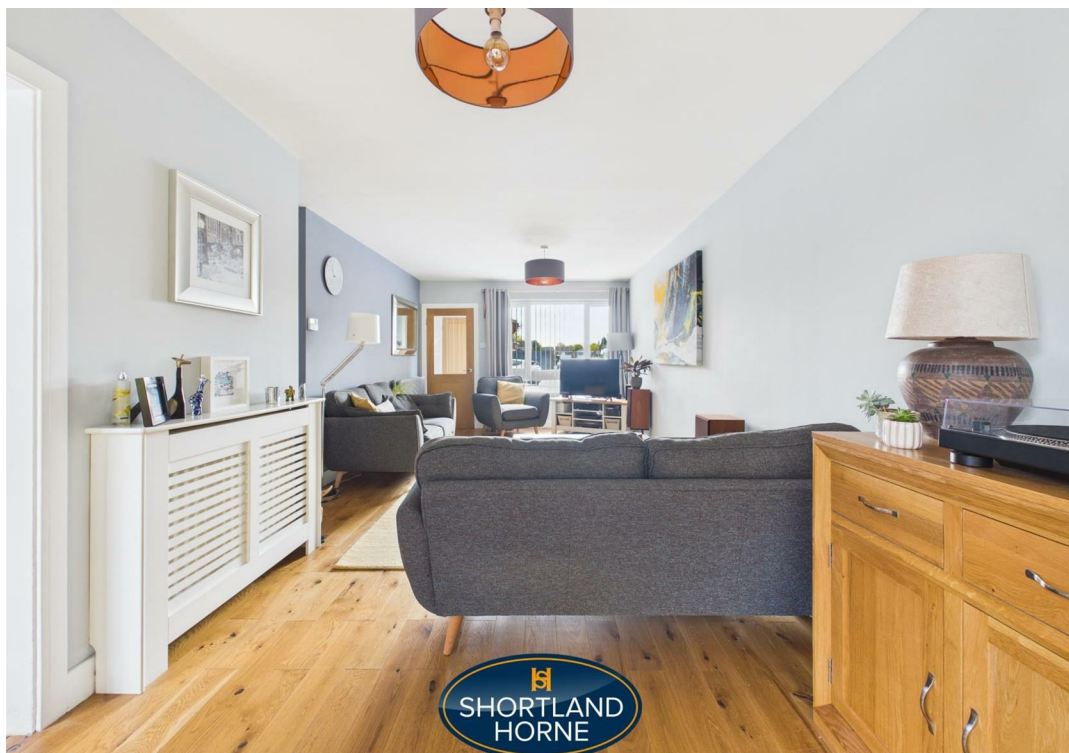
The first floor boasts two well-proportioned double bedrooms, one featuring built-in wardrobes, alongside a comfortable single bedroom. The family bathroom is thoughtfully designed with a corner bath and an overhead shower, catering to all your bathing needs.

Storage is plentiful throughout the home, with a convenient walk-in cupboard, an

selling quality
property since 1995

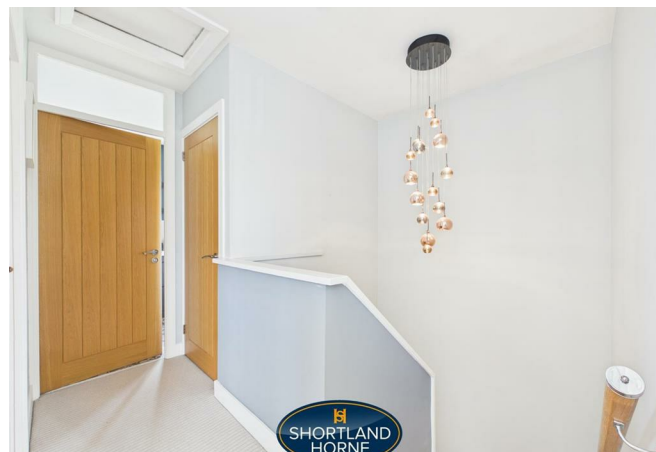
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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

7.01m x 3.38m

Living Area

2.21m x 5.64m

Kitchen

2.57m x 2.69m

FIRST FLOOR

Bedroom

3.25m x 2.97m

Bedroom

3.00m x 2.84m

Bedroom

2.34m x 2.82m

Bathroom

1.68m x 2.62m

OUTSIDE

Garage

5.23m x 2.29m

Floor Plan



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.

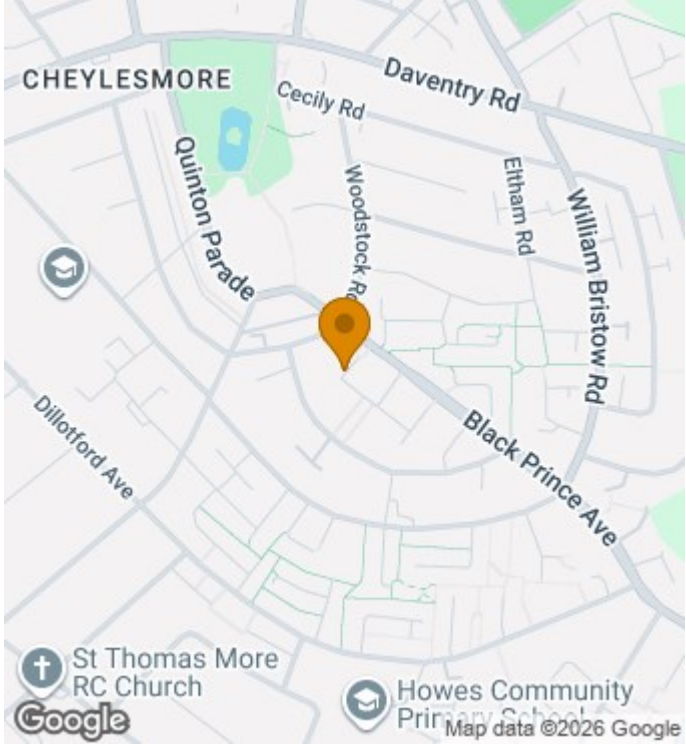
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

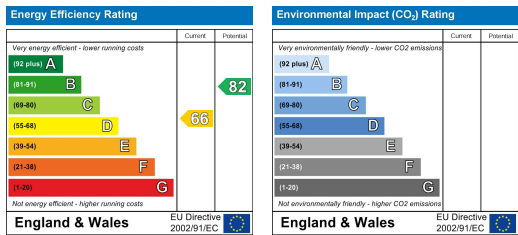
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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