



Trusted  
Property Experts



Dillotford Avenue  
CV3 5DU



## Dillotford Avenue CV3 5DU

\* WELL MAINTAINED TRADITIONAL DOUBLE BAYED SEMI \*  
\* BEAUTIFUL GOOD SIZED ESTABLISHED LAWNED REAR GARDEN \*  
\* GAS CH & VIRTUALLY DOUBLE GLAZED \*  
\* DIRECT ACCESS ATTACHED GARAGE \* NO UPWARD CHAIN

Nestled in the charming area of Styvechale, Coventry, just off The Chesils, this traditional double-bayed semi-detached house on Dillotford Avenue presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, one with built in wardrobes, this property is both spacious and inviting, making it an ideal home for those seeking comfort and style.

The house has been meticulously maintained, ensuring that it is ready for you to move in however offers excellent potential to the rear elevation subject to planning permission., The good-sized private rear garden offers a tranquil outdoor space, perfect for relaxation or entertaining guests backing onto gardens in Salsbury Avenue.

One of the standout features of this property is the absence of an upward chain, in the process of awaiting the Grant Of Probate, allowing for a smoother and more efficient purchasing process.

We highly recommend viewing this delightful property to fully appreciate its charm and potential. With its appealing location and well-kept condition, this semi-detached house is sure to attract considerable interest. Don't miss the chance to make it your own.



selling quality  
property since 1995



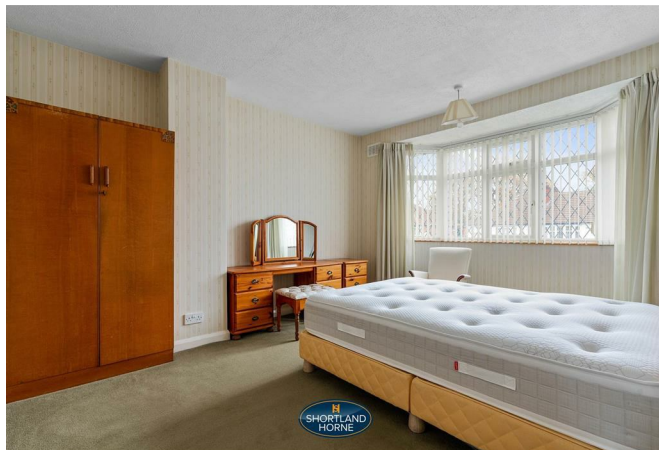












## Dimensions

STORM PORCH

ENTRANCE HALL

THROUGH LOUNGE/  
DINING ROOM

7.50 x 3.64

KITCHEN

2.70 x 2.38

UTILITY ROOM

WC

LANDING

BEDROOM ONE

3.61 x 3.35

BEDROOM TWO

3.70 x 3.35

BEDROOM THREE

2.45 x 2.10

FULLY TILED  
BATHROOM WITH  
SHOWER

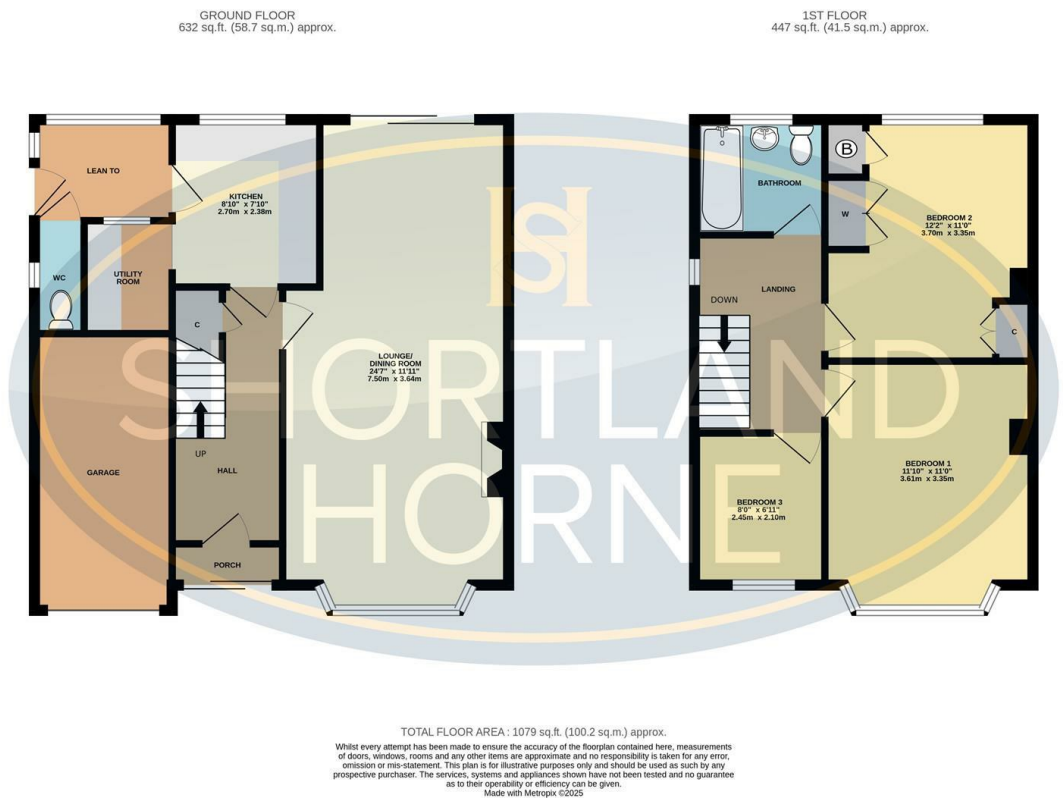
DIRECT ACCESS  
WITH DRIVEWAY TO  
ATTACHED GARAGE

FRONT & GOOD  
SIZED PRIVATE  
ESTABLISHED REAR  
GARDEN

VIEWING HIGHLY  
RECOMMENDED  
WITH NO UPWARD  
CHAIN



# Floor Plan



Total area: 1079.00 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

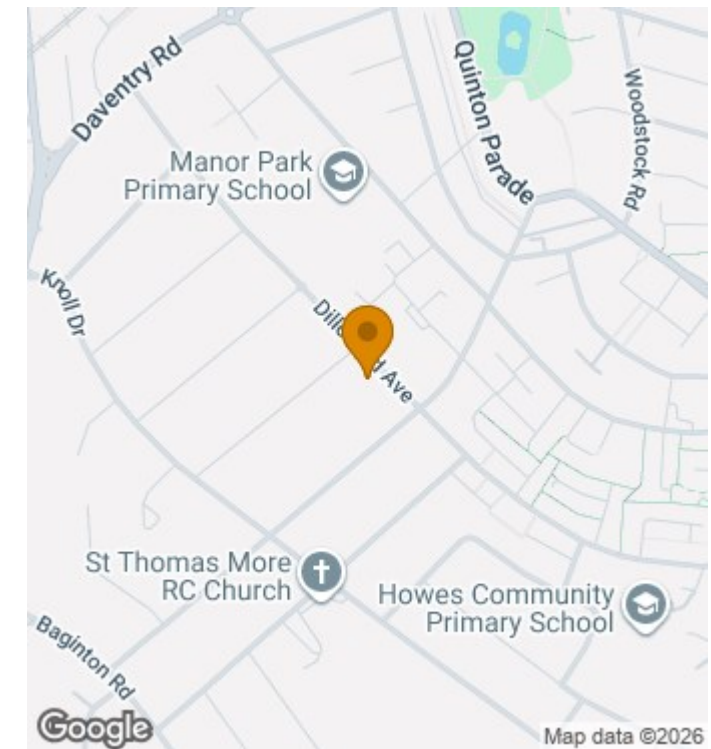
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

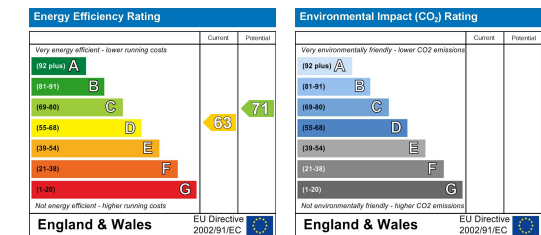
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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