
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Shortley Road
Cheylesmore CV3 4AE

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A deceptively spacious and extended two-bedroom mid-terraced home, offering accommodation arranged over three floors and making an excellent choice for first-time buyers, young families or those looking for a property with more space than the average two-bedroom home. Further benefits include a driveway providing off-road parking and a good-sized, fully enclosed rear garden.

The ground floor offers an impressive amount of living space. To the front is a generous living room, providing plenty of room for both seating and dining furniture, while the kitchen sits centrally within the property and leads through to the extended rear living area. This additional reception space is a real feature of the home, creating a versatile second living/family area overlooking the rear garden and giving the ground floor a particularly spacious feel.

To the first floor are two well-proportioned bedrooms, together with the family bathroom. A further staircase rises to the second floor where there is a substantial loft room, providing extremely useful additional space and offering plenty of flexibility for use as a home office, hobby room, games room or occasional room.

Shortley Road is conveniently positioned within the Cheylesmore area of Coventry, offering excellent access to the city centre while also being well placed for a wide range of everyday amenities, schools and transport connections.

The property is particularly well situated for commuters, with Coventry Railway Station approximately one mile away, providing regular services towards Birmingham and London Euston. Road connections are also excellent, with London Road providing straightforward access into Coventry city centre and out towards the A45, A46 and wider Midlands motorway network. A number of bus stops are also available close by.
Crystal Roof
Everyday shopping is well catered for, with Asda Coventry Daventry Road Supermarket approximately half a mile away, together with further shops and amenities around Daventry Road and Cheylesmore. Coventry city centre provides a much wider selection of shops, restaurants, leisure facilities and entertainment.
Families have a selection of schooling nearby, including All Saints Church of England Primary School, approximately 0.4 miles away, while Blue Coat Church of England School and Music College is also within close proximity. Meadow Park School is another secondary option in the surrounding area.

For recreation, Whitley Common and surrounding green spaces are readily accessible, while the popular War Memorial Park is also within easy reach. Overall, the location combines convenient city living with excellent transport links, schooling and local amenities, making it particularly appealing to first-time buyers, young families and commuters.

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Dimensions

GROUND FLOOR

Living Room
4.24m x 3.61m

Kitchen
4.75m x 2.97m

Extended Living Room
4.75m x 4.17m

FIRST FLOOR

Bedroom One
2.84m x 3.58m

Bedroom Two
2.59m x 3.07m

Bathroom
1.96m x 1.65m

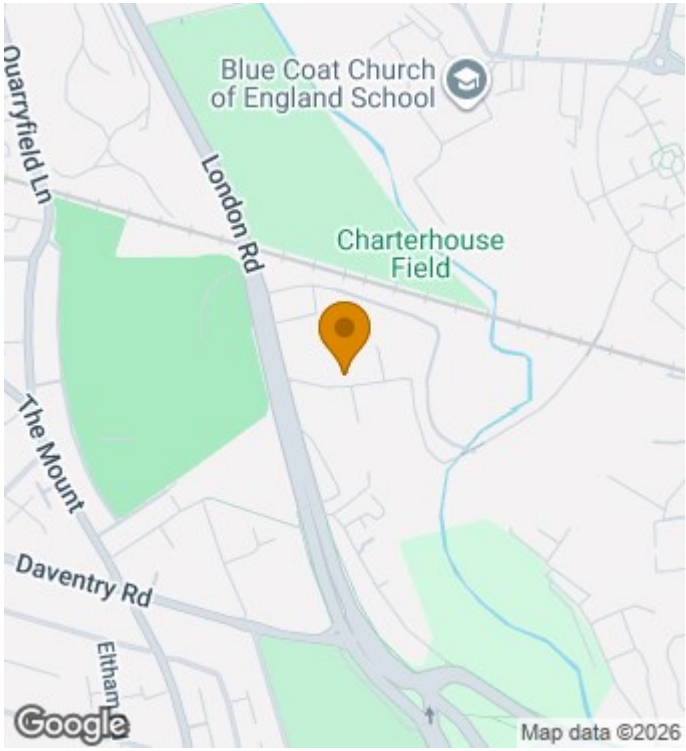
SECOND FLOOR

Loft Room
4.78m x 5.21m

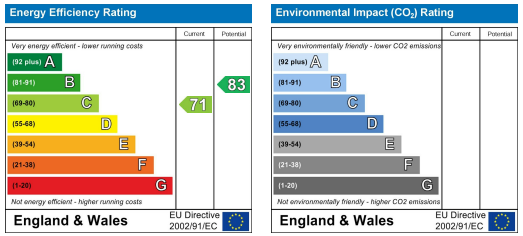
Floor Plan



Location Map



EPC



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 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.

02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

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