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The Martyrs Close
Cheylesmore CV3 5FL

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A deceptively spacious and highly versatile three-bedroom end-of-terrace home, pleasantly positioned within the popular Cheylesmore area of Coventry and offering generous accommodation throughout, together with the unusual advantage of a separate studio with its own bathroom and an enclosed, low-maintenance rear garden.

The property offers approximately 996 sq ft of accommodation and provides an excellent layout for modern family living. The additional studio is a particularly useful feature and could suit those working from home, families requiring additional recreational space, a gym or hobby room, or occasional guest accommodation, subject to any necessary consents.

The accommodation begins with an entrance area leading into the hallway, from where there is access to a particularly generous living room. This is an excellent-sized reception space with a feature bay window providing plenty of natural light and ample room for a variety of furniture arrangements.
To the rear is the spacious kitchen/dining room, providing a sociable heart to the home with plenty of room for a dining table alongside the kitchen area. A useful ground-floor WC further complements the ground-floor accommodation.

To the first floor are three bedrooms, including a well-proportioned principal bedroom with an attractive bay window, together with two further bedrooms. A family bathroom serves the first-floor accommodation.

Overall, this is a superb and unusually versatile end-of-terrace property offering significantly more than the typical home of its type. With three bedrooms, generous living accommodation, an enclosed low-maintenance garden and, importantly, the separate studio with its own bathroom, the property is ideally suited to buyers looking for additional space and flexibility in a convenient Cheylesmore location.

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Dimensions

GROUND FLOOR 2.13m x 0.91m

Porch

Entrance Hallway
3.51m x 1.57m

Living Room
6.63m x 3.15m

W/C
1.93m x 1.70m

Kitchen
3.68m x 4.83m

FIRST FLOOR

Bedroom One
3.66m x 2.77m

Bedroom Two
2.97m x 2.67m

Bedroom Three
2.18m x 2.08m

Bathroom
1.55m x 1.65m

OUTSIDE

Studio
4.09m x 2.06m

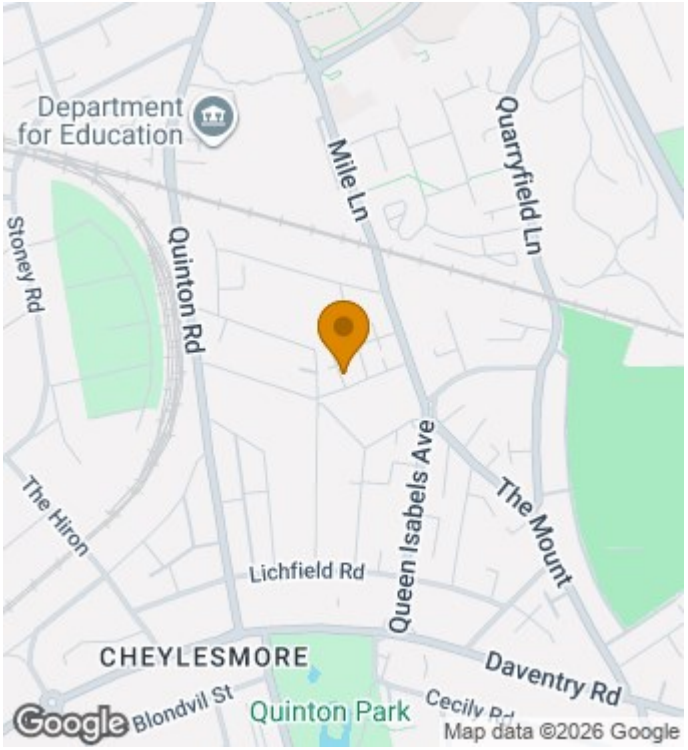
Bathroom

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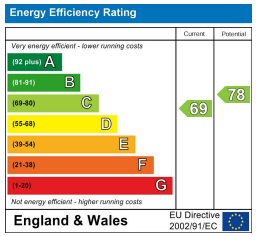
Floor Plan

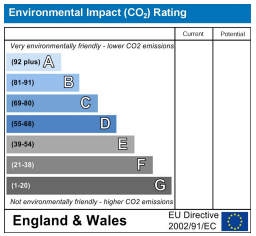


Location Map



EPC





Total area: 996.00 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.
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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.

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