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Campion Close
Cheylesmore CV3 5EN

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Nestled in the desirable area of Cheylesmore, Coventry, this charming mid-terrace house on Campion Close presents an ideal opportunity for families seeking a comfortable and convenient home. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and rest. The heart of the home is a large fitted kitchen, perfect for culinary enthusiasts and family gatherings.

The upgraded shower room adds a touch of modernity, while the enclosed garden provides a private outdoor space for children to play or for hosting summer barbecues. Additional features include gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Notably, this property is offered with no onward chain, allowing for a smooth transition into your new home.

Cheylesmore is a vibrant residential suburb, located just a mile south of Coventry city centre. Residents will appreciate the convenience of local shopping parades within walking distance, as well as larger supermarkets such as Asda, Aldi, and Sainsbury's just a short drive away. The area is well-connected, with the A45 and A46 trunk roads easily accessible within five minutes, and the M40 and M6 motorways reachable in a mere 10 to 20 minutes. For those who commute, Coventry mainline rail station offers direct services to London, Birmingham, and Leicester, making this location ideal for professionals and families alike.

This property is a wonderful blend of comfort, convenience, and modern living, making it a must-see for anyone looking to settle in a thriving community. Arrange a viewing today to explore the potential of this lovely family home.

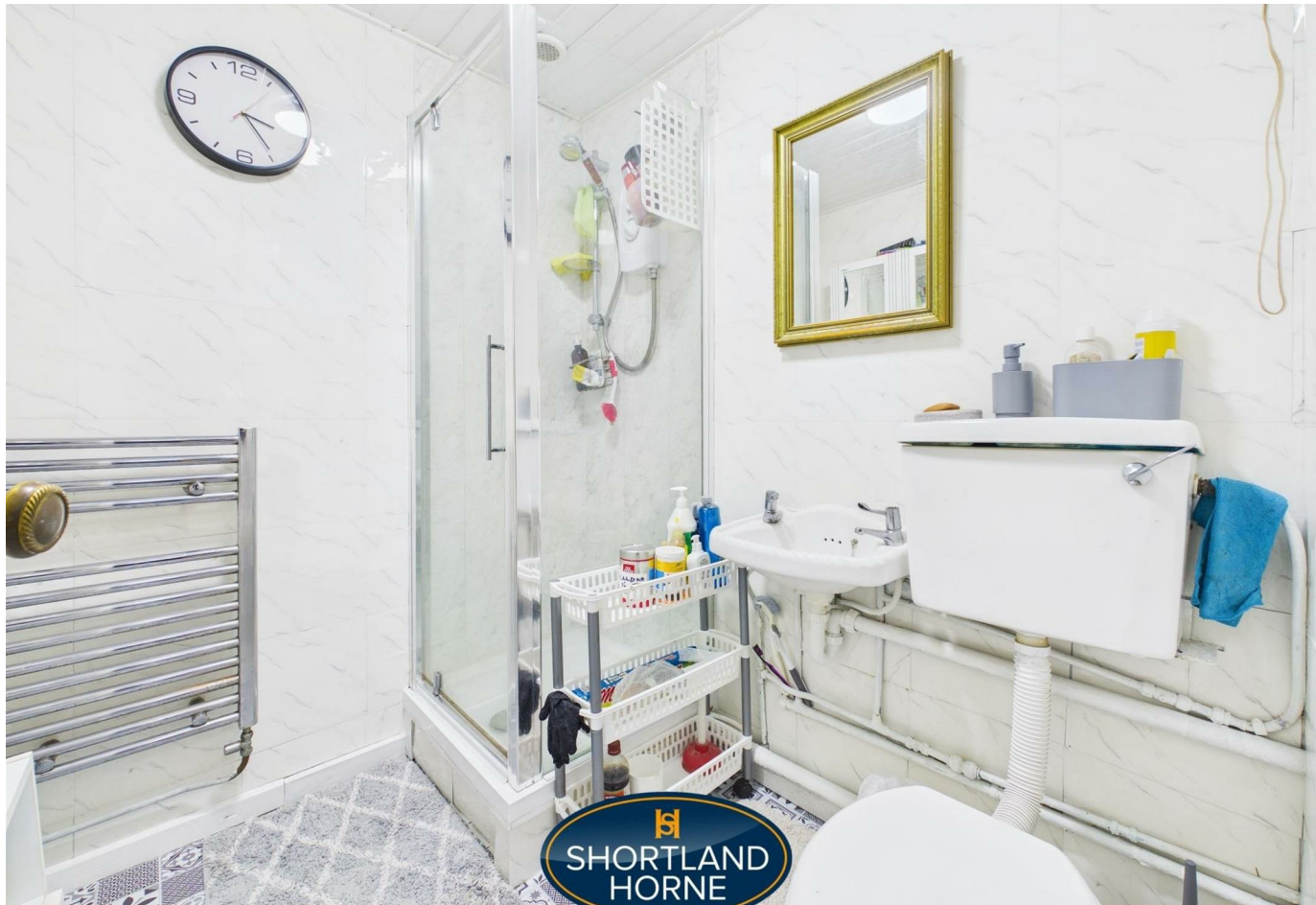


selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance

1.02m x 1.02m

Downstairs Cloakroom

0.91m x 1.85m

Kitchen

4.95m x 4.83m

Living Room

4.95m x 3.10m

FIRST FLOOR

Landing

2.21m x 2.67m

Bedroom One

4.95m x 2.51m

Bedroom Two

2.59m x 3.76m

Bedroom Three

2.24m x 2.82m

Bathroom

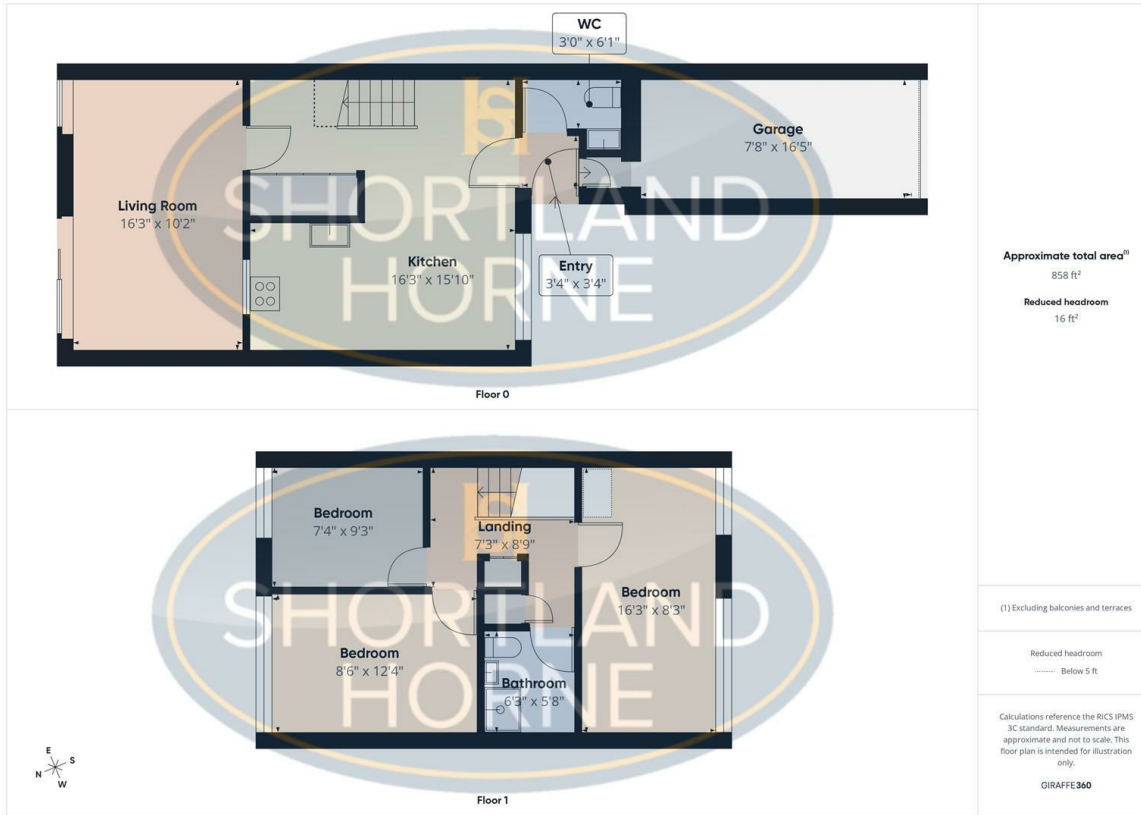
1.91m x 1.73m

Garage

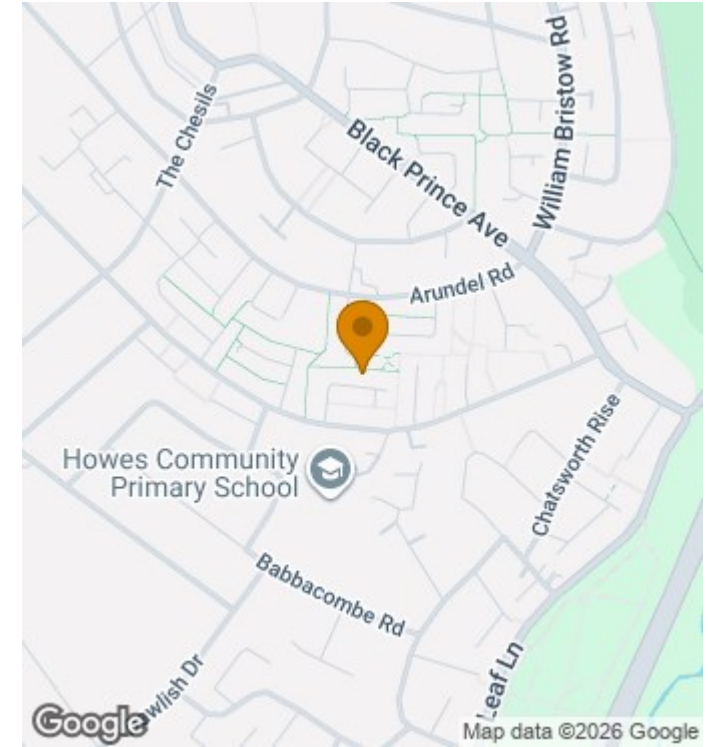
2.34m x 5.00m



Floor Plan



Location Map



Total area: 986.00 sq ft

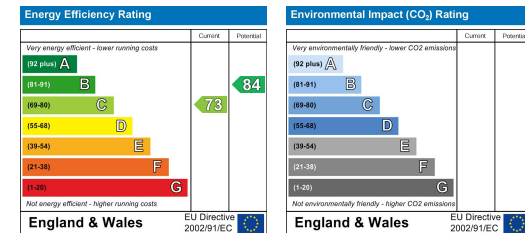
Disclaimer

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.

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