




SHORTLAND
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Dillotford Avenue
CV3 5DR

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A very impressive four bedroom semi-detached recently refurbished and extended by the current owner with many of its original 1930s features situated in the ever popular residential road of Dillotford Avenue, Styvechale. This home also has the added benefit of being very close to Coventry War Memorial Park Coventry Train station, Finham Park school catchment and is also with easy commuter links to Birmingham, Leamington and Kenilworth. There are also good bus routes close by providing easy access to Coventry City Centre. The property is located within good school catchments providing the perfect purchase for a family. The property also has the added benefit of being sold with NO ONWARD CHAIN.

The house has gas central heating and double glazing. It affords excellent family accommodation including a front lounge with a feature gas fire, a superbly extended kitchen/diner family room with a fully fitted breakfast bar, an integrated dishwasher and a range master cooker. There is also a newly fitted bathroom with a bath and a separate walk in shower.

On the first floor you will find a family bathroom, a W/C, three double bedrooms and a single bedroom.

There is a further staircase leading you up to a good size loft room with eaves storage.

Outside the south west facing rear garden is mainly laid to lawn with a paved patio area which is ideal for outside entertaining. There is a block paved driveway to the front of the house providing parking for up several vehicles.

This house really must be viewed internally to appreciate the size and quality of finish it has to offer.








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Dimensions

GROUND FLOOR

Entrance Hallway

2.11m x 4.55m

Living Room

3.94m x 4.04m

Dining Area

3.33m x 3.78m

Kitchen

5.97m x 3.71m

Inner Hall

2.72m x 2.95m

W/C

1.68m x 0.76m

Laundry Room

1.73m x 1.57m

FIRST FLOOR

Bedroom

3.99m x 3.68m

Bedroom

3.30m x 3.78m

Bedroom

2.64m x 2.44m

Office

2.16m x 1.65m

Bathroom

1.68m x 2.62m

SECOND FLOOR

Bedroom

4.65m x 5.21m

OUTSIDE

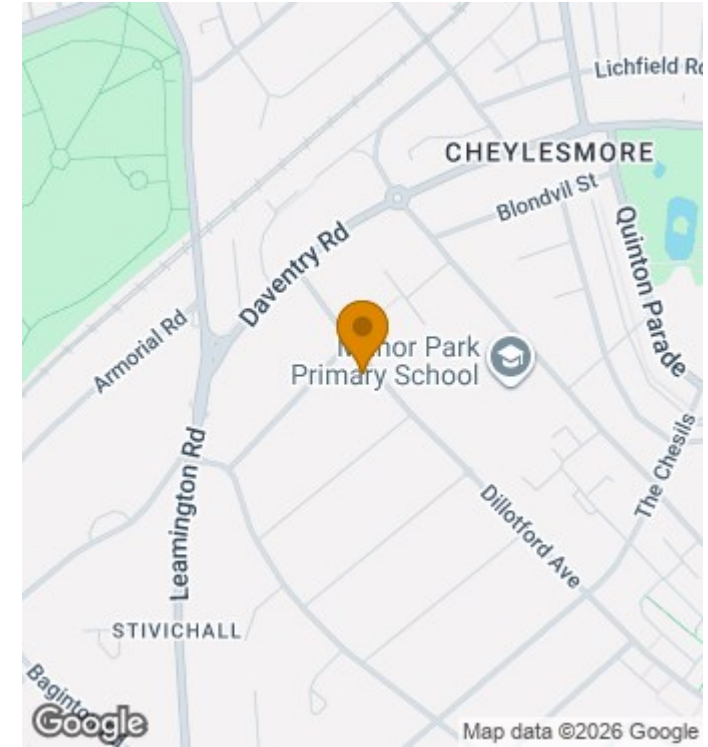
Garage

2.77m x 3.86m

Floor Plan



Location Map



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

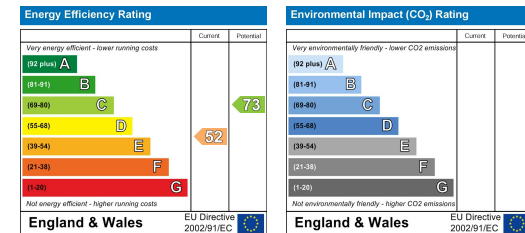
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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