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Cherry Tree Drive
CV4 8LZ

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* 3 BEDROOM TAYLOR WIMPEY BUILT END MEWS *
SPECIFICALLY FOR FIRST TIME BUYERS WITH NO BUY TO
LET OPPORTUNITY * SOLAR PANELS FITTED 2024 * PRINCIPAL
BEDROOM WITH ENSUITE SHOWER ROOM * DIRECT ACCEESS
DOUBLE CAR PARKING * VIEWING HIGHLY RECOMMENDED

Nestled in the charming area of Willow Park, Canley, Coventry, this delightful Taylor Wimpey built end terrace house is an ideal opportunity specifically for first-time buyers. The property boasts three bedrooms, the principal bedroom with ensuite shower room providing ample space for a growing family or those seeking extra room for guests or a home office.

Upon entering, you will find a welcoming full width lounge that offers a perfect setting for relaxation and entertaining with double glazed double doors opening out to a decked terrace with extended awning. The fitted kitchen layout is both practical and inviting with split level hob, oven, integrated fridge, freezer & dishwasher and space for a small table to sit and eat.

One of the standout features of this property is the inclusion of solar panels, which have been owned and installed at a cost of £8,890. This eco-friendly addition not only contributes to a sustainable lifestyle but also offers potential savings on energy bills, making it a wise investment for the future.

For those with vehicles, the property benefits from direct access to a double-width car parking bay, providing convenience and peace of mind.

This home is a product of Taylor Wimpey, occupied from new, which were specifically sold to first-time buyers buying 75% of the property value and retaining 100% ownership, making it a perfect fit for those looking to step onto the property ladder.

The property has an annual charge each January for the maintenance of the development which in 2026 was £137 however varies each year which we recommend is clarified by your solicitor.

selling quality
property since 1995









Dimensions

ENTRANCE HALL
FULL WIDTH
LOUNGE
OVERLOOKING THE
REAR GARDEN
4.65 x 3.30

FITTED KITCHEN
3.40 x 3.05
LANDING WITH
LADDER & PART
BOARDED

BEDROOM ONE
2.95 x 2.40

ENSUITE SHOWER
ROOM

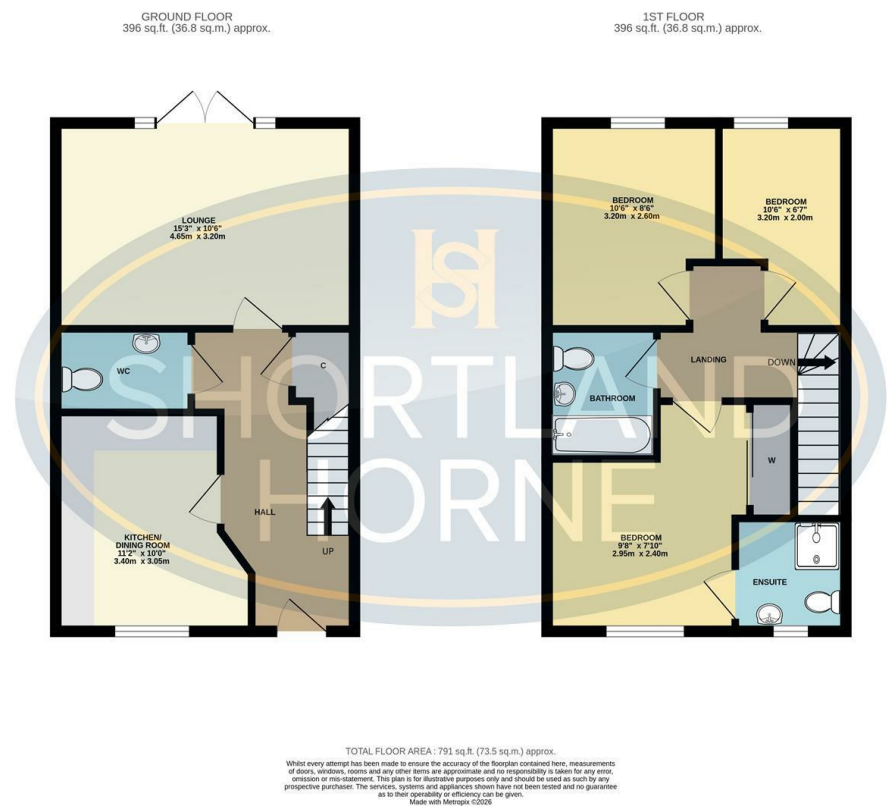
BEDROOM TWO
3.30 x 2.60

BEDROOM THREE
3.20 x 2.0

BATHROOM WITH
SHOWER

DIRECT ACCESS
DOUBLE WIDTH
TARMAC CAR
PARKING BAY
FRONT & FULLY
FENCED REAR
GARDEN
VIEWING HIGHLY
RECOMMENDED

Floor Plan



Total area: 791.00 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.

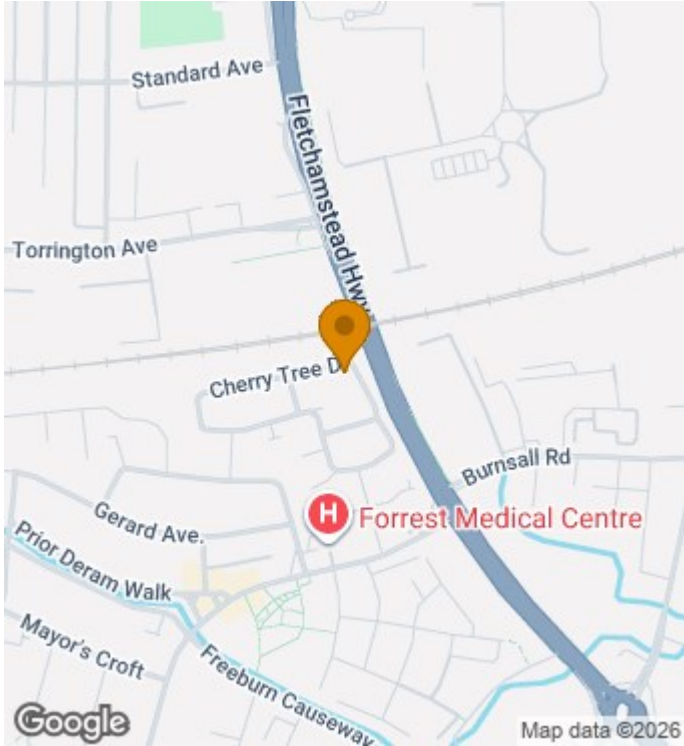
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

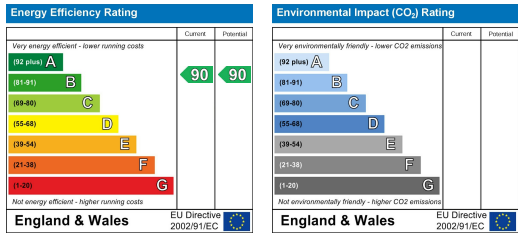
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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