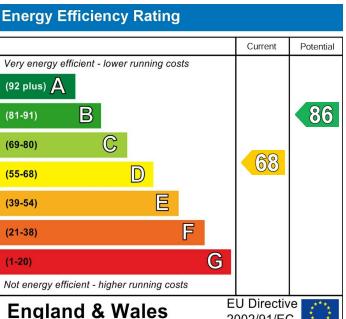


## Floor Plan



**TOTAL FLOOR AREA:** 1037 sq ft (96.4 sq m.) APPROX.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their suitability or efficiency can be given.  
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## EPC



### 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

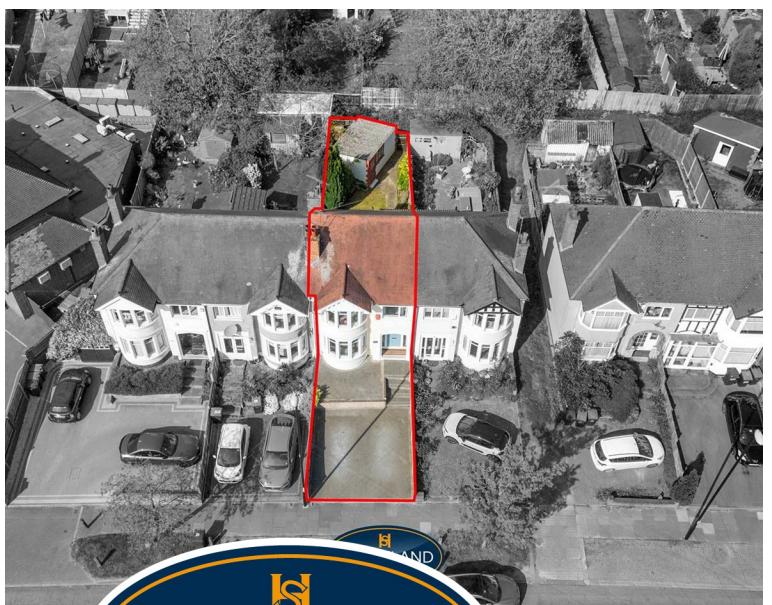
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on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

**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Daventry Road**  
**CV3 5HH**



# £285,000 Guide Price | Bedrooms 3 | Bathrooms 1

\* SUPERBLY PRESENTED 3 BEDROOM MID TERRACE \* EXTENDED FAMILY ACCOMMODATION \* DIRECT ACCESS CAR PARKING & A GARAGE TO THE REAR \* VIEWING HIGHLY RECOMMENDED\*

Nestled on the desirable Daventry Road in the charming area of Cheylesmore, Coventry, this immaculately presented double bayed mid terrace house offers an exceptional opportunity for families seeking a spacious and modern home with gas central heating and double glazed windows. The property boasts three well-proportioned bedrooms, two of which feature fitted wardrobes together with a recently fitted spacious fully tiled family bathroom with a shower over the bath.

The heart of this home is undoubtedly the ground floor accommodation with the kitchen having light blue shaker style fitted units, creating a stylish and functional space for culinary enthusiasts with an oven, a 4 ring electric hob, a dishwasher, a washing machine and space for a fridge/freezer. The lounge and the dining room have been opened up to create an open plan style lifestyle with lots of space to enjoy in the evenings. There is also a very useful W/C off the kitchen.

In addition to its attractive interior, the property benefits from direct access car parking, making daily life more convenient and to the rear there is a fully enclosed garden with access to a garage.

We strongly recommend viewing this delightful property to fully appreciate its charm and its excellent location and modern amenities, this home is sure to attract considerable interest within a few minutes walk of the Daventry Road shopping parade, Quinton Pool & Whitley Common. Don't miss the chance to make this wonderful house your new family home.

## GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	11'1 x 11'1
Dining Room	12'2 x 10'9
Kitchen	13'3 x 7'10
W/C	

## FIRST FLOOR

Bedroom One	15'0 x 9'2
Bedroom Two	12'2 x 11'11
Bedroom Three	8'10 x 7'5
Bathroom	
OUTSIDE	
Garage	15'0 x 9'5