




SHORTLAND
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Dunchurch Highway
CV5 7AW

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No Onward Chain

Nestled on the ever-popular Dunchurch Highway, this well presented three bedroom detached family home offers spacious and versatile accommodation extending to approximately 1,135 sq ft, making it an ideal purchase for growing families seeking a home in a highly convenient location.

The ground floor comprises a welcoming entrance hallway, a generous living room with feature fireplace and sliding doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining. There is a separate dining room leading through to the fitted kitchen, which offers a range of wall and base units along with ample worktop space. To the rear of the property is a useful utility room and downstairs WC providing additional practicality for modern family living.

To the first floor are three well proportioned bedrooms along with a contemporary family bathroom fitted with a modern white suite. The property has been tastefully updated in parts whilst still offering further scope for a purchaser to personalise and enhance over time.

Externally, the property enjoys a substantial rear garden mainly laid to lawn with patio seating area, ideal for outdoor entertaining and family use. To the front is an attractive lawned foregarden, whilst a detached garage provides useful storage or parking.

Situated within easy reach of local shops, highly regarded schools, transport links and amenities, this detached home presents an excellent opportunity to acquire a spacious property in a sought after residential location.









Dimensions

GROUND FLOOR

Entrance Porch

Hallway

4.55m x 1.80m

Living Room

4.11m x 5.82m

Dining Room

3.18m x 2.97m

Kitchen

3.02m x 2.69m

Utility Room

2.39m x 1.98m

FIRST FLOOR

Bedroom One

4.14m x 3.00m

Bedroom Two

3.18m x 2.72m

Bedroom Three

3.00m x 2.95m

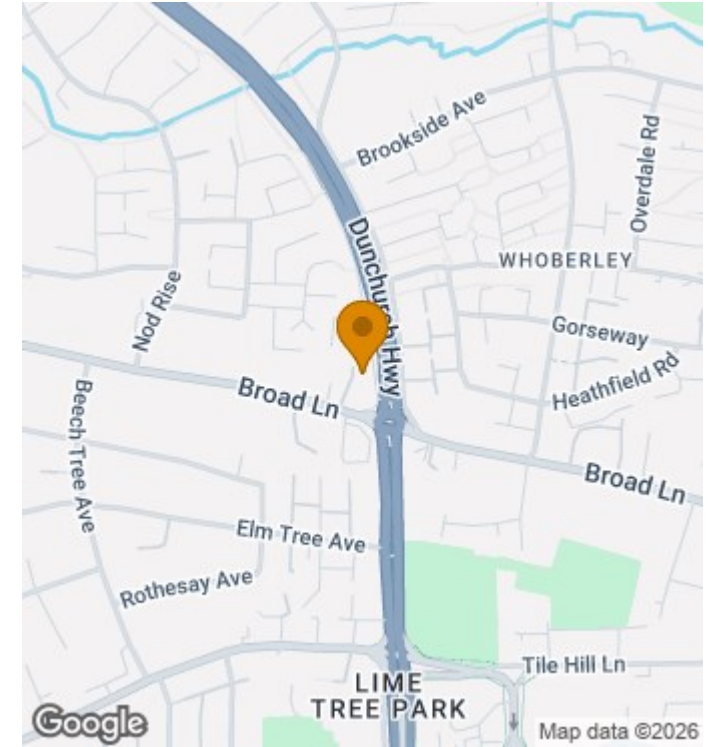
Bathroom

2.01m x 2.21m

Floor Plan



Location Map



Total area: 1135.00 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

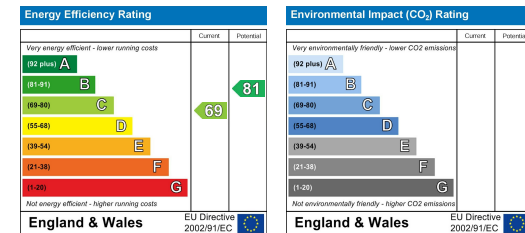
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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