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Daventry Road
CV3 5HH

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Nestled on the desirable Daventry Road in Cheylesmore, Coventry, this charming three-bedroom semi-detached house presents an excellent opportunity for those eager to create their ideal living space. Spanning an impressive 1,111 square feet, it's been tastefully renovated and decorated throughout.

Upon entering, you will find a storm porch leading to an entrance hallway with doors leading off to a lounge with a bay window overlooking the front drive, a fully modern fitted kitchen with double ovens, gas hob, a dishwasher and space for further appliances, there is also a great conservatory overlooking the rear garden.

On the first floor you will find two double bedrooms both featuring bay windows and built in wardrobes, a single bedroom and a family bathroom completes the first floor.

The property boasts off-road parking at the front, ensuring ease of access, while the rear garden serves as a tranquil retreat, perfect for unwinding or entertaining friends and family. Additionally, a purpose built games room with storage and a bar offers a great opportunity to unwind after a busy day.

Situated within walking distance of local shops on Daventry Road and just a short journey from Coventry city centre, this home benefits from a prime location that balances convenience with a sense of community.

This is a rare chance to acquire a property with great potential in a sought-after area. Do not miss the opportunity to transform this house into your dream home. Contact us today to arrange a viewing and begin envisioning the possibilities that await you in this wonderful property.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Hallway

Lounge

4.19m x 3.45m

Kitchen Diner

5.23m x 3.53m

Conservatory

3.30m x 2.69m

FIRST FLOOR

Bedroom One

4.14m x 3.12m

Bedroom Two

3.25m x 3.10m

Bedroom Three

2.69m x 1.88m

Bathroom

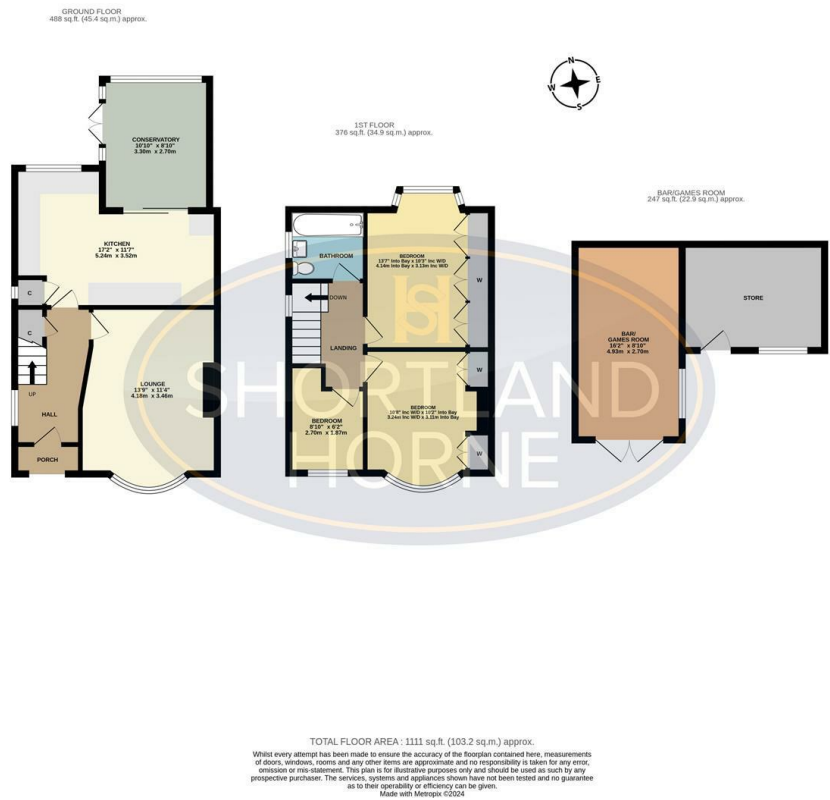
OUTSIDE

Bar/Games Room

4.93m x 2.69m

Store

Floor Plan



Total area: 1111.00 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.

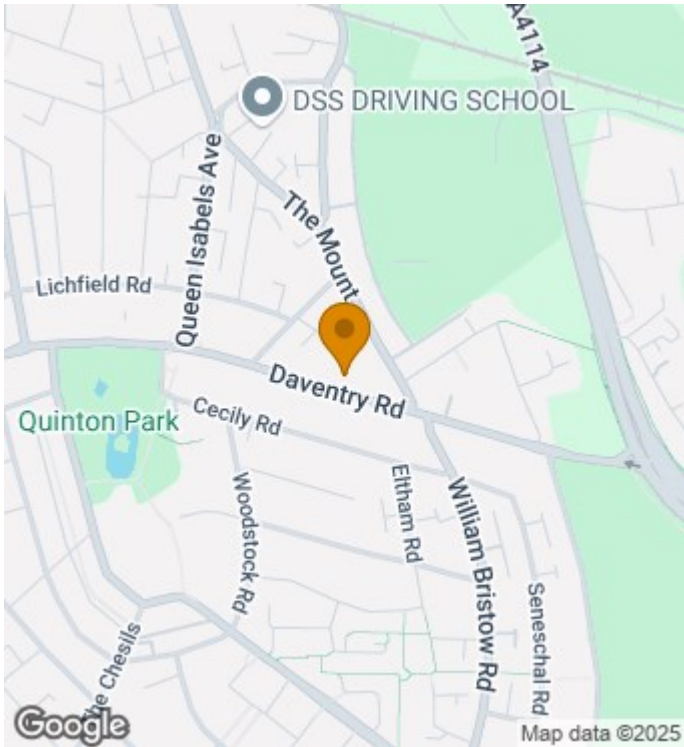
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal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

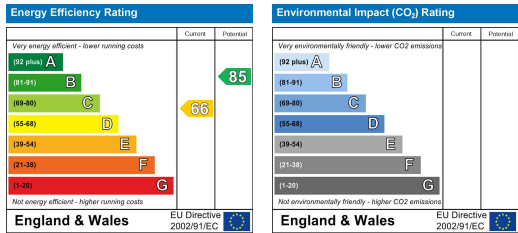
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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