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Castle Close  
Cheylesmore CV3 5JA

# Castle Close

## CV3 5JA

Nestled in the tranquil cul-de-sac of Castle Close in Cheylesmore, Coventry, this spacious detached family home presents an excellent opportunity for those seeking comfort and convenience. With no upward chain, this property is ready for you to make it your own.

Upon entering, you are welcomed by a charming entrance porch that leads into a generous lounge/diner, perfect for family gatherings or entertaining guests. Running off the kitchen is a great sized conservatory with half of the section being newly pitched with installation creating a fantastic space that opens up to the kitchen. The fully fitted kitchen is equipped with modern appliances, including an integrated oven, electric hob, fridge/freezer, and ample space for a washing machine and dishwasher.

The first floor boasts two well-proportioned double bedrooms, one featuring built-in wardrobes, alongside a comfortable single bedroom. The family bathroom is thoughtfully designed with a corner bath and an overhead shower, catering to all your bathing needs.

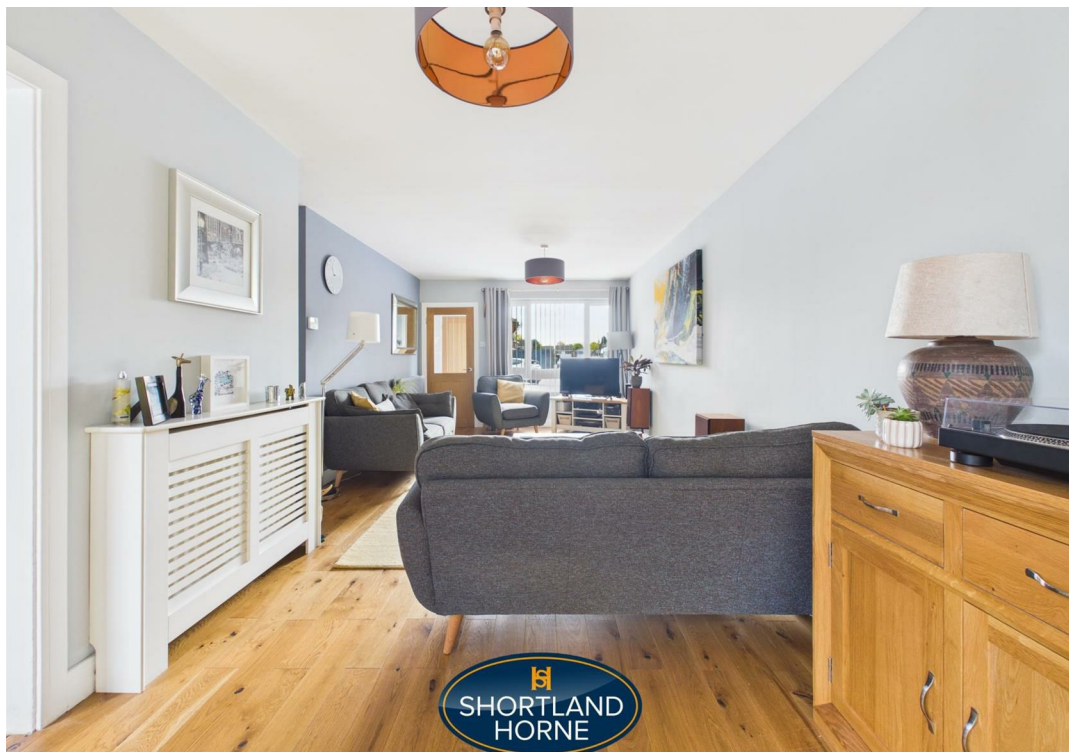
Storage is plentiful throughout the home, with a convenient walk-in cupboard, an

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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

Entrance Hallway

Living Room

7.01m x 3.38m

Living Area

2.21m x 5.64m

Kitchen

2.57m x 2.69m

### FIRST FLOOR

Bedroom

3.25m x 2.97m

Bedroom

3.00m x 2.84m

Bedroom

2.34m x 2.82m

Bathroom

1.68m x 2.62m

### OUTSIDE

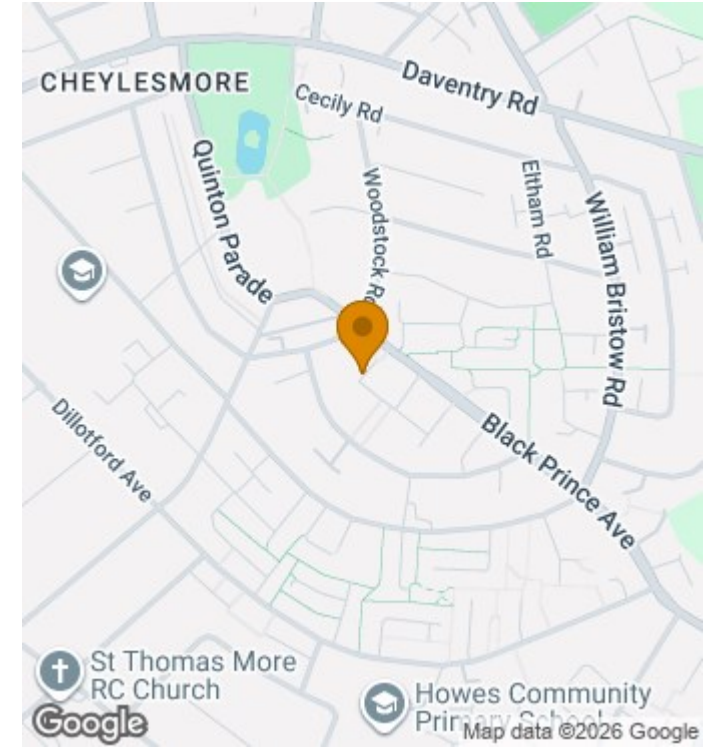
Garage

5.23m x 2.29m

# 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 Home.

**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 Home 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

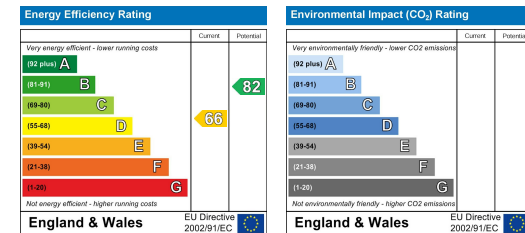
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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