

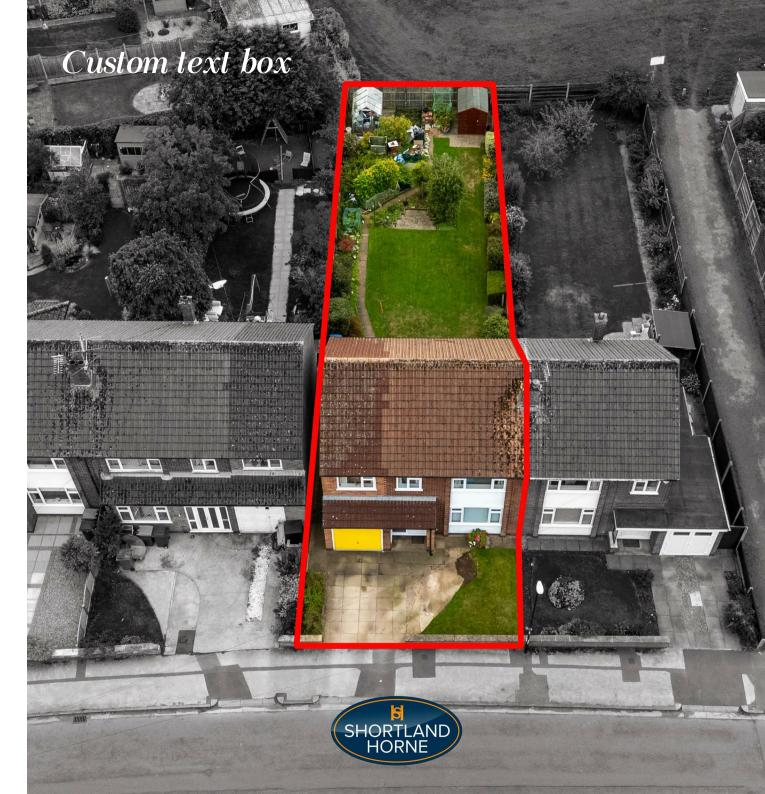
Dawlish Drive CV3 5NB

Nestled in the sought-after area of Dawlish Drive, Coventry, this extended semidetached house presents a remarkable opportunity for families seeking spacious living in a prime location. Spanning an impressive 1,279 square feet, the property boasts five well-proportioned bedrooms, each capable of accommodating a double bed, making it ideal for larger families or those in need of extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms, including a generous 13ft living room perfect for relaxation and family gatherings. The dining room offers a delightful space for entertaining guests, while the fully fitted modern kitchen is equipped with an integrated oven, electric hob, and ample space for a washing machine and fridge. A practical utility room adds to the convenience of daily living, and a study with access to a W/C.

The first floor features a family bathroom with a separate W/C, ensuring ample facilities for the household. The property is enhanced by double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, the fully enclosed rear garden is predominantly laid to lawn, complemented



















Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.96m x 3.38m

Dining Room

3.53m x 3.15m

Kitchen

4.62m x 2.57m

Utility

W/C

Study

3.12m x 2.41m

Garage

4.85m x 2.41m

FIRST FLOOR

Bedroom

3.56m x 3.20m

Bedroom

3.38m x 3.20m

Bedroom

3.43m x 2.41m

Bedroom

3.51m x 2.41m

Bedroom

2.57m x 2.46m

Bathroom

W/C

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Floor Plan

GROUND FLOOR 672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.8 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have not been tested and no guarante as to their operability or efficiency can be given.

And with Metopoic 2025.

Total area: 1279.00 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

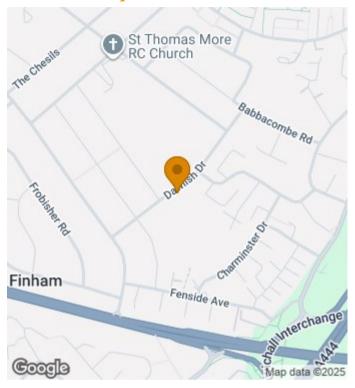
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

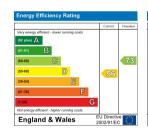
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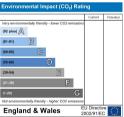
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Location Map



EPC





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