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Property Experts



Hexworthy Avenue
Styvechale Grange CV3 6LT

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* MUST BE VIEWED TO BE APPRECIATED - COMPETITIVELY PRICED WITH NO UPWARD CHAIN

* 3 BEDROOM SEMI TO THE SOUTH OF THE CITY * CLOSE TO EXCELLENT LOCAL SCHOOLS * REFITTED KITCHEN * DIRECT ACCESS CARPORT THROUGH TO BRICK GARAGE

Nestled in the sought after residential location of Styvechale Grange, Coventry, this delightful three-bedroom semi-detached house along Hexworthy Avenue presents an excellent opportunity for both families and first-time buyers. The property boasts a spacious through lounge/ dining room, perfect for entertaining guests or enjoying quiet family evenings.

One of the standout features of this home is its aspect to the front across an open green space, looking down Girdlers Close. The refitted kitchen is both modern and functional, offering ample space for culinary creativity and family gatherings.

Additionally, the property benefits from direct access to a carport, ensuring convenience for parking and easy access to through to the brick built garage, both benefitting with new roofs in May 2024. With no upward chain, this home is ready for you to move in without delay, which has been occupied by the family for almost 50 years.

The property is within easy walking distance of Grange Farm Primary & Junior school as well as Stivichall school and catchment of Finham Park Secondary school making it an ideal choice for families.

This semi-detached house combines comfort, style, and practicality, making it a must-see for anyone seeking a new home in a desirable location with replacement gas fired boiler in August 2022 and having double glazed windows. Don't miss the chance to make this lovely property your own.

selling quality
property since 1995









Dimensions

STORM PORCH
ENTRANCE

ENTRANCE HALL

CLOAKROOM

THROUGH LOUNGE /
DINING ROOM

6.74 x 3.95

REFITTED KITCHEN

3.20 x 3.03

LANDING

BEDROOM ONE

3.58 x 3.50

BEDROOM TWO

3.60 x 3.26

BEDROOM THREE

3.04 x 2.53

HALF TILED

BATHROOM WITH
SHOWER

DIRECT ACCESS TO
CAR PORT

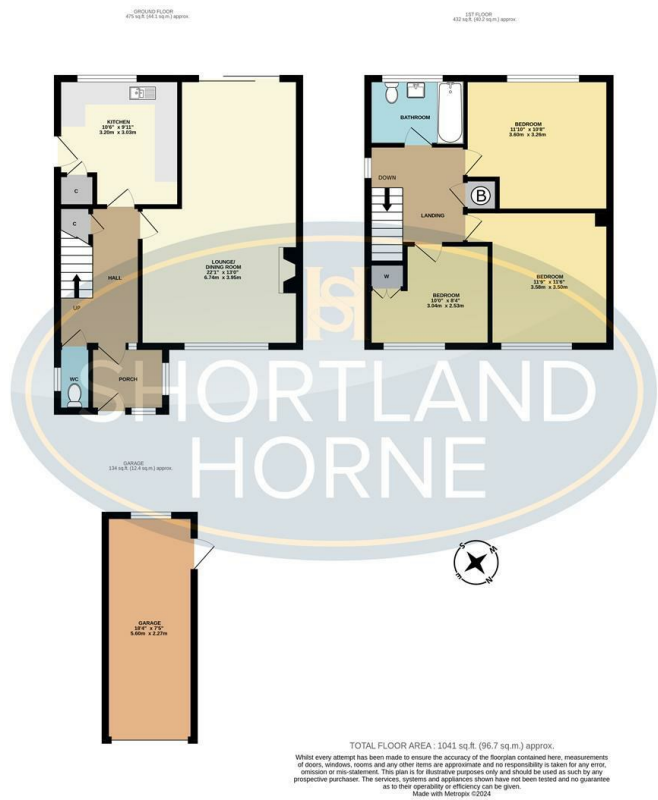
LEADING TO BRICK
GARAGE

5.60 x 2.27

FRONT & ENCLOSED
REAR GARDEN

NO UPWARD CHAIN

Floor Plan



Total area: 1041.00 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

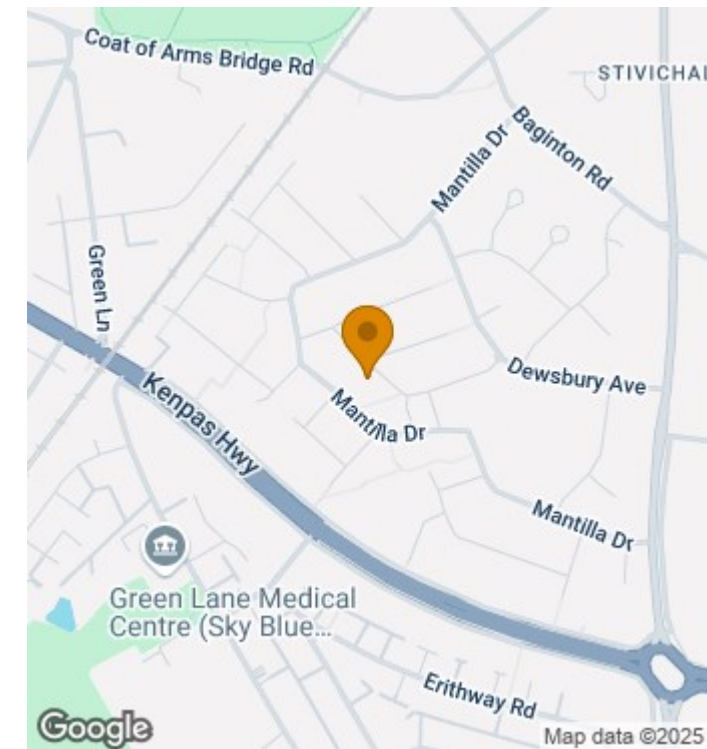
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

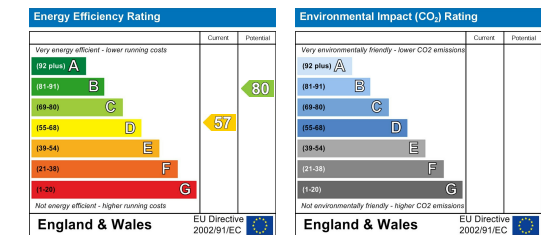
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship you are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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