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Sherlock Road
Chapelfields CV5 8EY

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* DOUBLE STONE BAYED HALLS TOGETHER END TERRACE *
OFFERING EXCELLENT SCOPE * NO UPWARD CHAIN * 3
BEDROOMS * BACKING ONTO ALLOTMENTS * REAR CAR
ACCESS TO DETACHED GARAGE

Nestled on the charming Sherlock Road in the desirable Chapelfields area of Coventry and backing onto allotments, this three-bedroom Halls Together end terrace house presents an excellent opportunity for those looking to create their dream home. The property boasts a striking double stone bay front, adding character and curb appeal to the residence within this pleasant cul de sac setting.

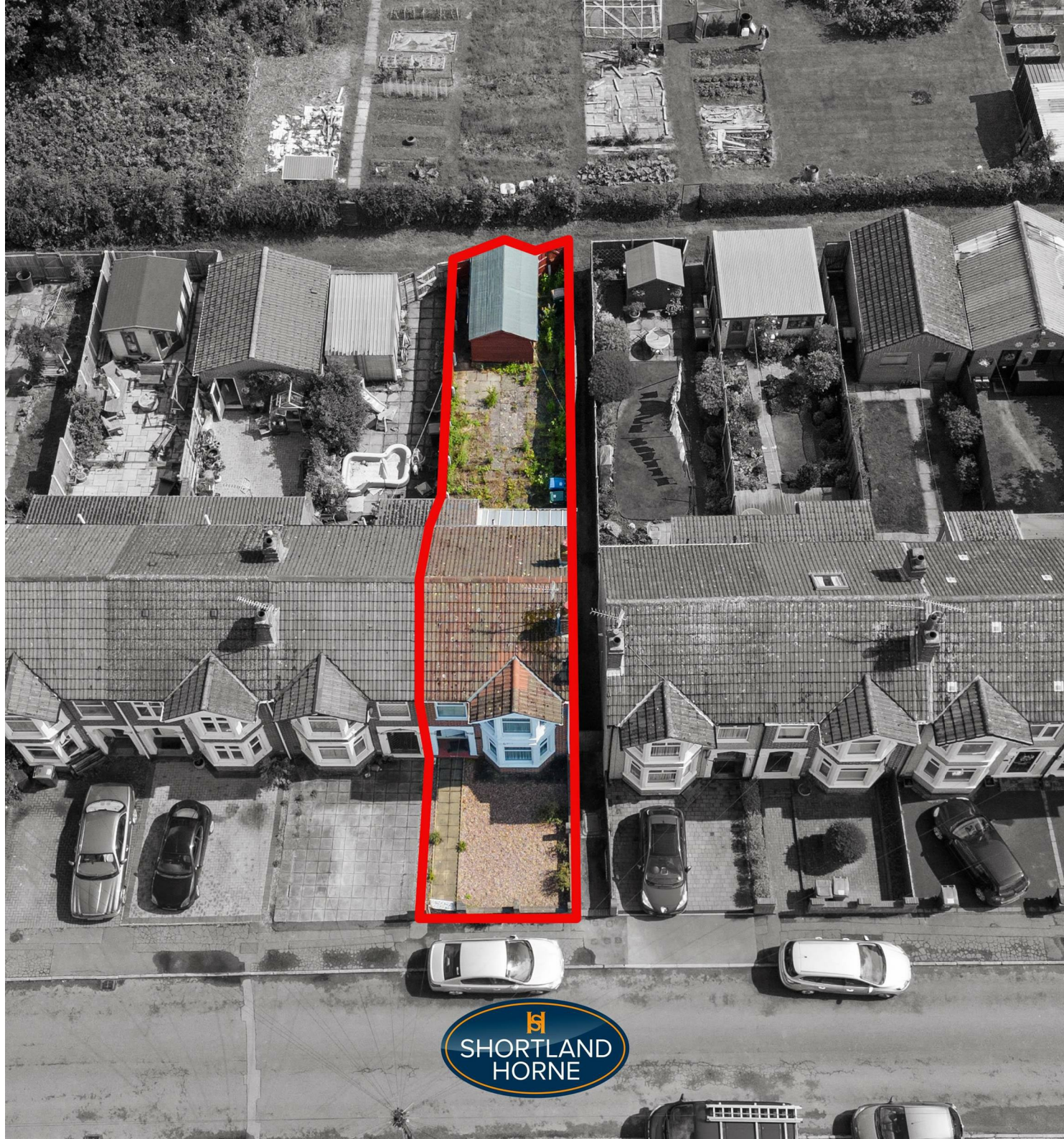
While the double glazed house is in need of redecoration, it offers a blank canvas for potential buyers to infuse their personal style and taste. The spacious layout includes three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

One of the standout features of this property is the excellent scope for extension, subject to obtaining the necessary planning permission. This potential for expansion allows for the possibility of enhancing the living space to the ground floor to suit your needs.

Furthermore, the property is offered with no upward chain, ensuring a smooth and efficient purchasing process. This is a rare find in the current market, making it an attractive proposition for both first-time buyers and seasoned investors alike.

In summary, this end terrace house on Sherlock Road is a fantastic opportunity to acquire a property with great potential in a sought-after location. With a little imagination and effort, this house can be transformed into a wonderful family home.

selling quality
property since 1995









Dimensions

ENTRANCE HALL

BAY WINDOWED
LOUNGE

3.35 x 3.06

DINING/ SITTING
ROOM

3.34 x 3.00

KITCHEN

2.40 x 1.95

SUN LOUNGE

3.78 x 2.52

LANDING

BEDROOM ONE

3.06 x 3.03

BEDROOM TWO

3.34 x 3.00

BEDROOM THREE

2.70 x 1.95

BATHROOM WITH
SHOWER

REAR CAR ACCESS
TO DETACHED
TIMBER GARAGE

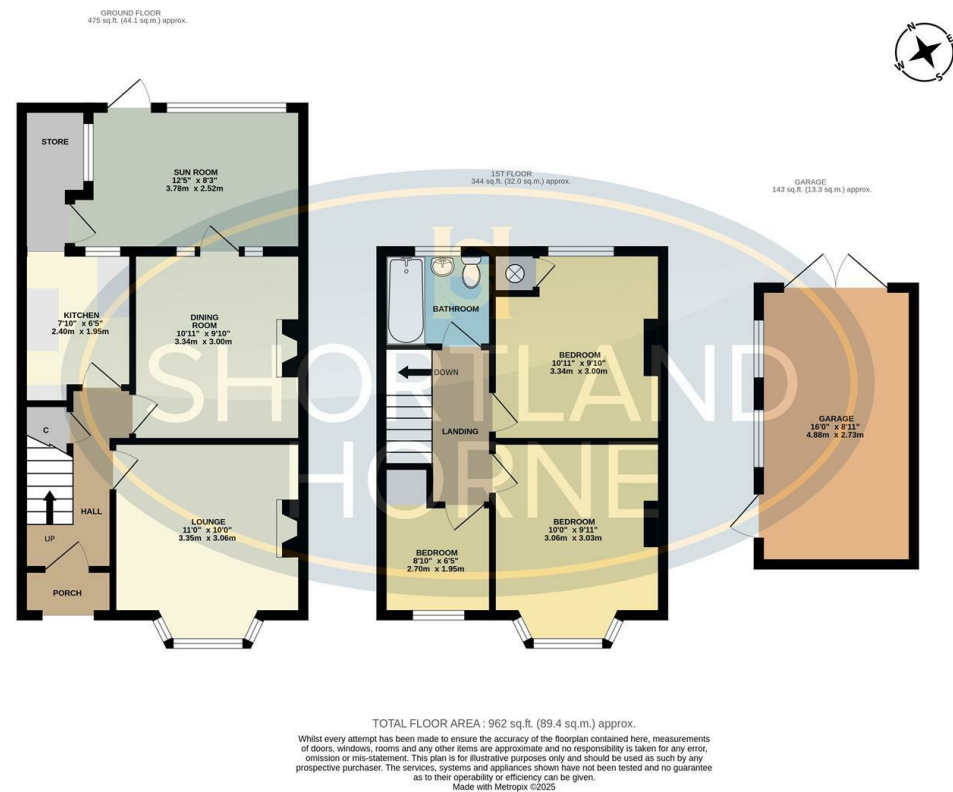
4.88 x 2.73

FRONT & FULLY
FENCED REAR
GARDEN

PLEASANT OUTLOOK
BACKING ONTO
ALLOTMENTS

NO UPWARD CHAIN

Floor Plan



Total area: 962.00 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

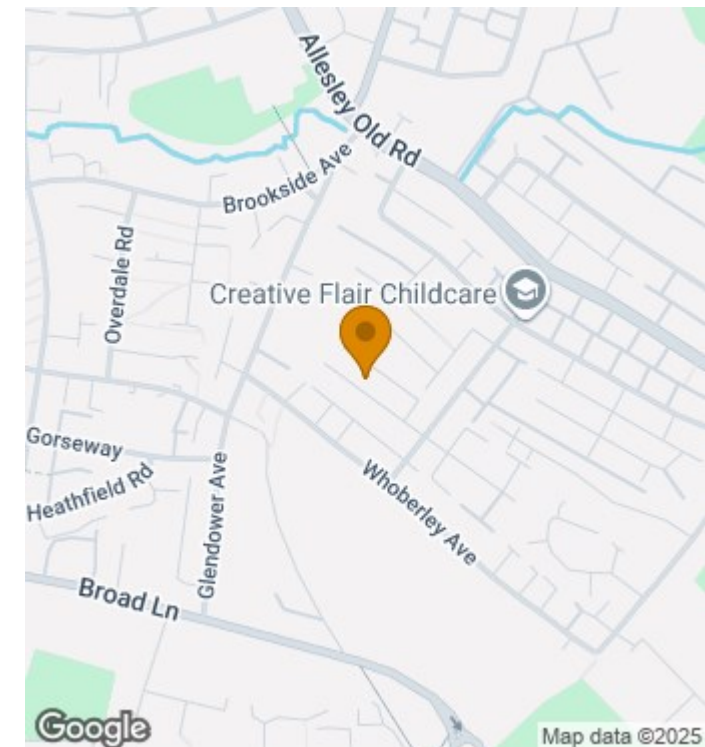
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

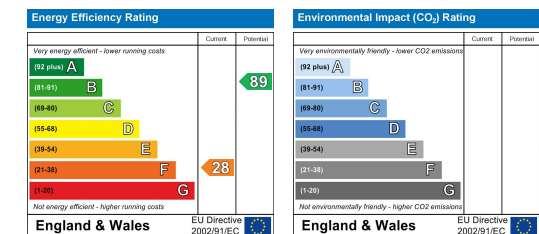
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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