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Property Experts



Hiron Croft  
Cheylesmore CV3 6HU

# Hiron Croft

## CV3 6HU

\* THREE BEDROOM DOUBLE BAYED SEMI \* PLEASANT CUL DE SAC SETTING \* WITHIN WALKING DISTANCE OF WAR MEMORIAL PARK & COVENTRY RAILWAY STATION \* GAS CH & DOUBLE GLAZED \* THROUGH LOUNGE \* BREAKFAST KITCHEN EXTENSION\* SHOWER ROOM & DOWNSTAIR WC \* DIRECT ACCESS ATTACHED GARAGE \* NO UPWARD CHAIN

Nestling in a cul de sac setting and to be sold with no upward chain, here is a double bayed 3 bedroom semi detached house. The property has been well maintained however offers excellent potential by way of certain updating however with gas central heating and double glazed windows.

The property occupies a sought after location within walking distance of the War Memorial Park and Coventry Railway Station as well as the Daventry Road shopping parade and King Henry VIII Grammar school.

The property incorporates to the ground floor Storm porch entrance to Entrance hall, Bay windowed through lounge, Breakfast kitchen extension with light oak effect fronted units, Rear lobby/ wc. To the first floor Landing, 3 well proportioned bedrooms one with full length smoked mirrored fronts, Shower room.

The house has direct car access via double width pavior driveway to the attached garage and enjoys a private & enclosed lawn rear garden with greenhouse & hidden away garden shed.





## Coventry Train Station



SH  
SHORTLAND  
HORNE



## Dimensions

STORM PORCH

VACANT POSSESSION  
WITH NO UPWARD  
CHAIN

ENTRANCE HALL

THROUGH LOUNGE  
**7.52 x 3.61**

BREAKFAST KITCHEN  
EXTENSION  
**4.61 x 2.84**

LOBBY/ CLOAKROOM

LANDING

BEDROOM ONE  
**3.66 x 3.29**

BEDROOM TWO  
**2.75 x 2.17**

BEDROOM THREE  
**2.75 x 2.17**

SHOWER ROOM

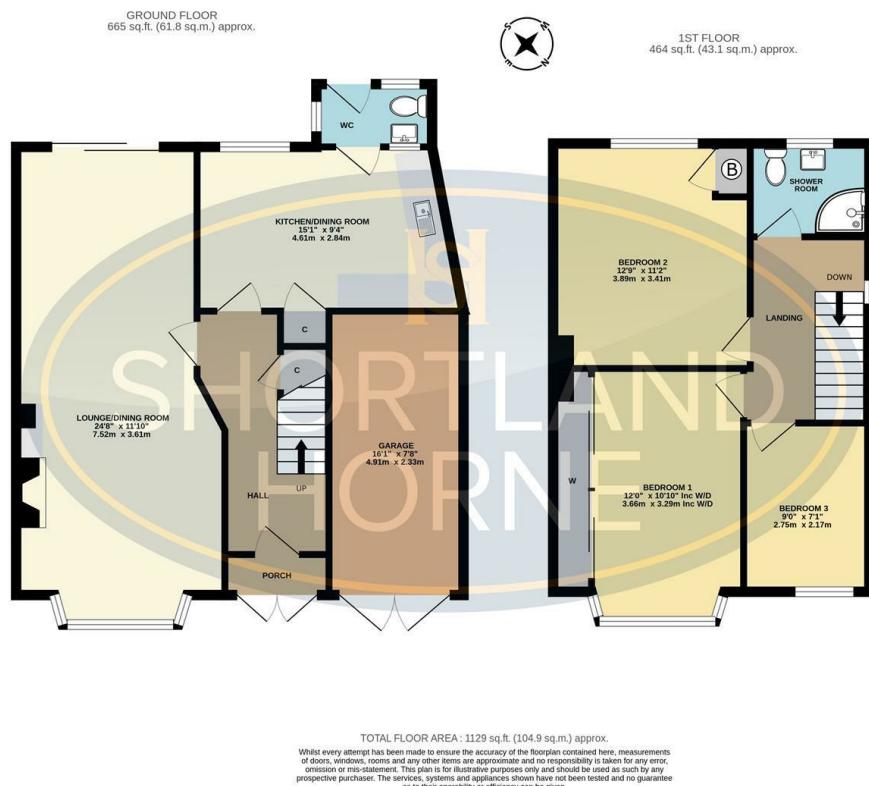
DIRECT ACCESS TO  
ATTACHED GARAGE  
**4.91 x 2.33**

OPEN PLAN LAWN  
FOREGARDEN

ENCLOSED PRIVATE  
REAR GARDEN



## Floor Plan



Total area: 1129.00 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

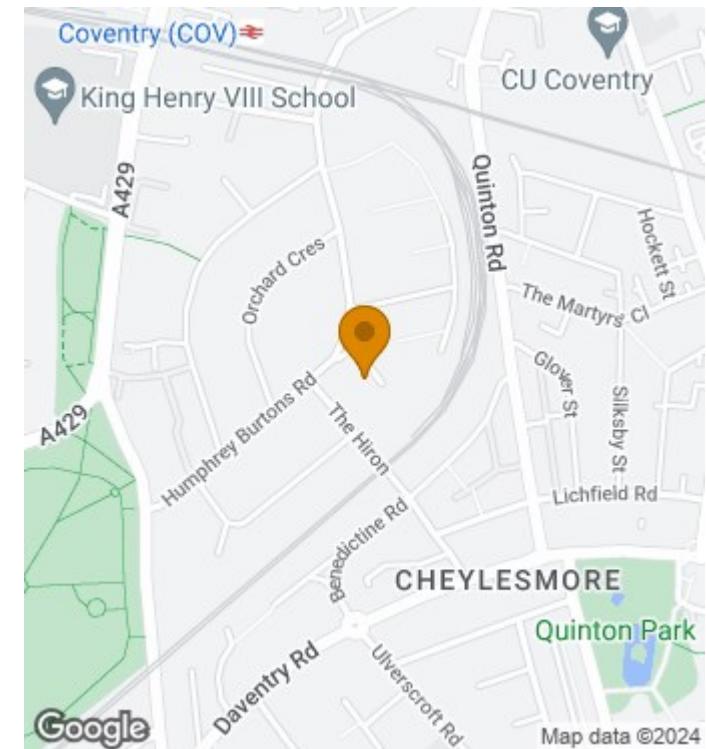
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

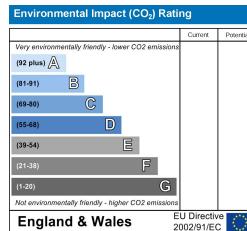
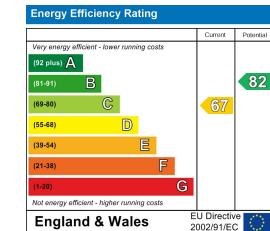
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne