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Sherlock Road
Chapelfields CV5 8EX

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Nestled in the desirable area of Chapelfields, Coventry, this charming mid-terrace house on Sherlock Road presents a splendid opportunity for those seeking a well-maintained family home. The property boasts three bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by a welcoming hallway adorned with a classic Minton tiled floor. The through lounge and dining room is a delightful space, featuring a cosy fireplace with an inset gas fire, perfect for those chilly evenings. The double-glazed patio doors invite natural light and provide seamless access to the rear patio, creating an inviting atmosphere for both relaxation and entertaining.

The modern kitchen is equipped with off-white floor and wall-mounted units, offering ample storage and space for essential appliances, including a cooker, washing machine, and fridge freezer. There is a very useful utility area also.

On the first floor, you will find two generously sized double bedrooms alongside a single bedroom, providing flexibility for various living arrangements. The family bathroom is contemporary, featuring a power shower over the bath, ensuring comfort and convenience for all.

Outside, the property is complemented by both front and rear gardens. The front garden is designed for easy maintenance, featuring slate-filled borders and block paving leading to the entrance. The rear garden is predominantly laid to lawn, with mature borders that enhance its charm. A patio area offers a perfect spot for alfresco dining, while the additional outside W/C and single garage add to the practicality of this lovely home.

This property is ready for you to move in and make it your own. An internal inspection is highly recommended to fully appreciate the quality and potential this home has to offer.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.43m x 3.05m

Dining Room

3.33m x 3.05m

Kitchen

4.37m x 1.93m

FIRST FLOOR

Bedroom One

3.33m x 3.05m

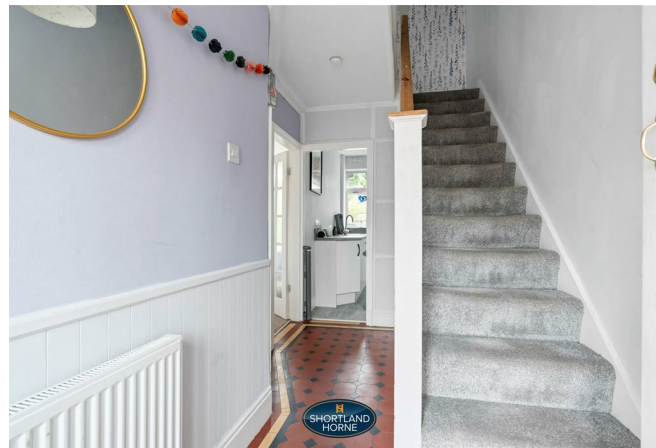
Bedroom Two

3.05m x 2.92m

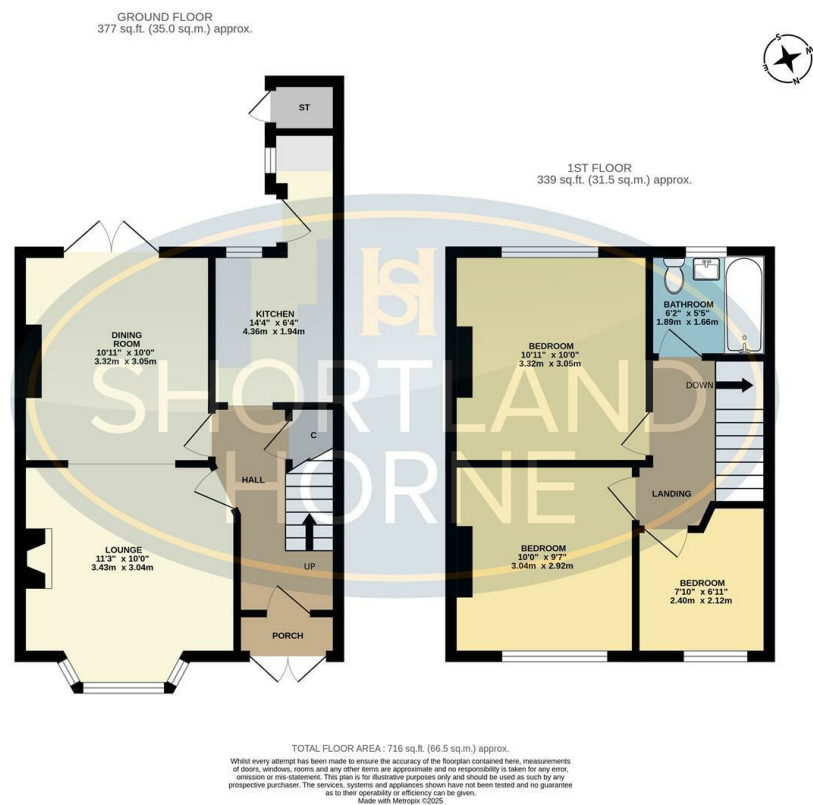
Bedroom Three

2.39m x 2.11m

Bathroom



Floor Plan



Total area: 716.00 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

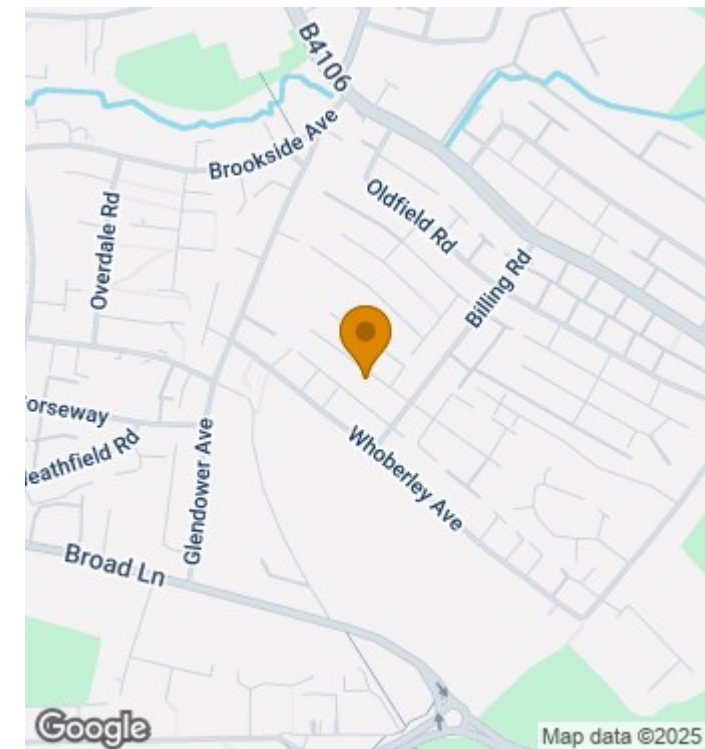
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

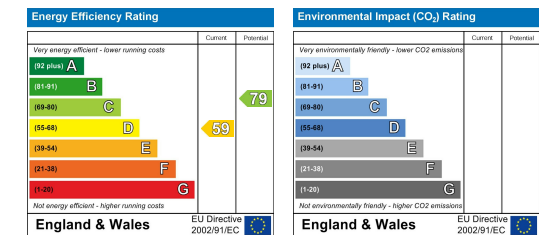
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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