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Knoll Drive  
Coventry CV3 5BT



# Knoll Drive

## CV3 5BT

Welcome to Knoll Drive, Styvechale, Coventry, this detached 4-bedroom house is a true gem waiting to be discovered. Boasting 2 reception rooms and 2 bathrooms across 1,948 sq ft, this property offers ample space for a growing family.

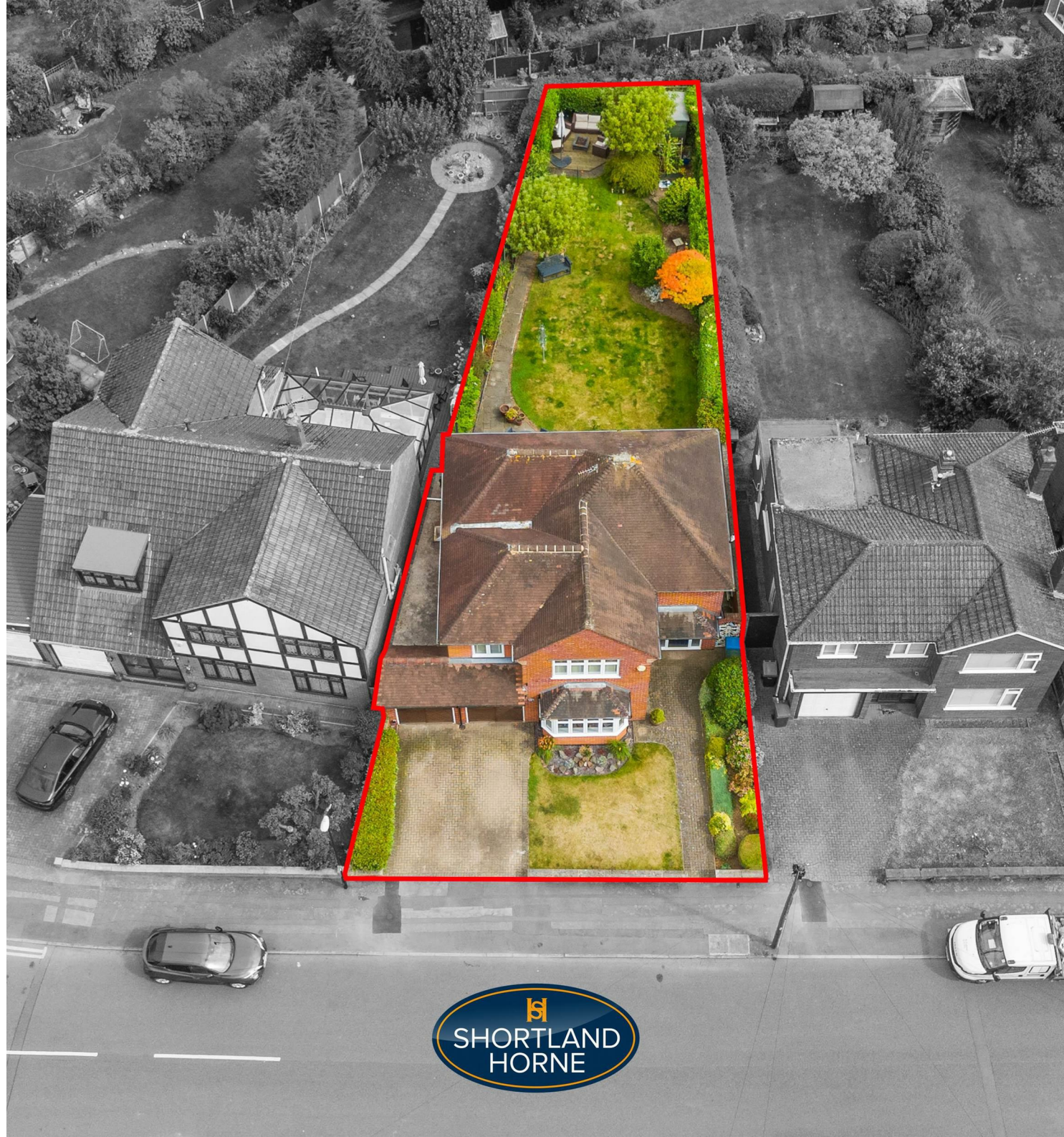
Situated within walking distance to the War Memorial Park, King Henry VIII school, and Coventry train station, convenience is at your doorstep. The proximity to the city centre adds to the allure of this home, making it a perfect blend of tranquillity and urban accessibility.

As you step inside, you are greeted by the grand entrance hallway with doors leading to a W/C, a lounge with a bay window overlooking the front drive, a dining room with French doors opening out to the rear garden, a breakfast kitchen diner with granite worktops, space for an integrated dishwasher and space for a range master cooker and an American fridge/freezer. There is also a really useful store room/pantry, a utility room fitted with work units, a sink and access to the double garage.

On the first floor you will find a luxury family bathroom and four double bedrooms with two of the bedrooms benefitting from built in wardrobes and an other double bedroom having a walk in dressing room/study and an en-suite shower room.

Outside, the property impresses with a block paved driveway for multiple cars and a well-established rear garden boasting lush lawns, mature shrubs, and paved patio area.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

#### Entrance Hallway

#### Lounge

5.46m x 4.11m

#### Dining Room

4.45m x 3.33m

#### Kitchen

5.03m x 3.96m

#### Pantry

#### Utility

#### W/C

#### Double Garage

5.44m x 5.21m

### FIRST FLOOR

#### Bedroom

4.42m x 4.11m

#### Bedroom

4.50m x 2.46m

#### Dressing Room

2.44m x 1.78m

#### En-Suite

### Bedroom

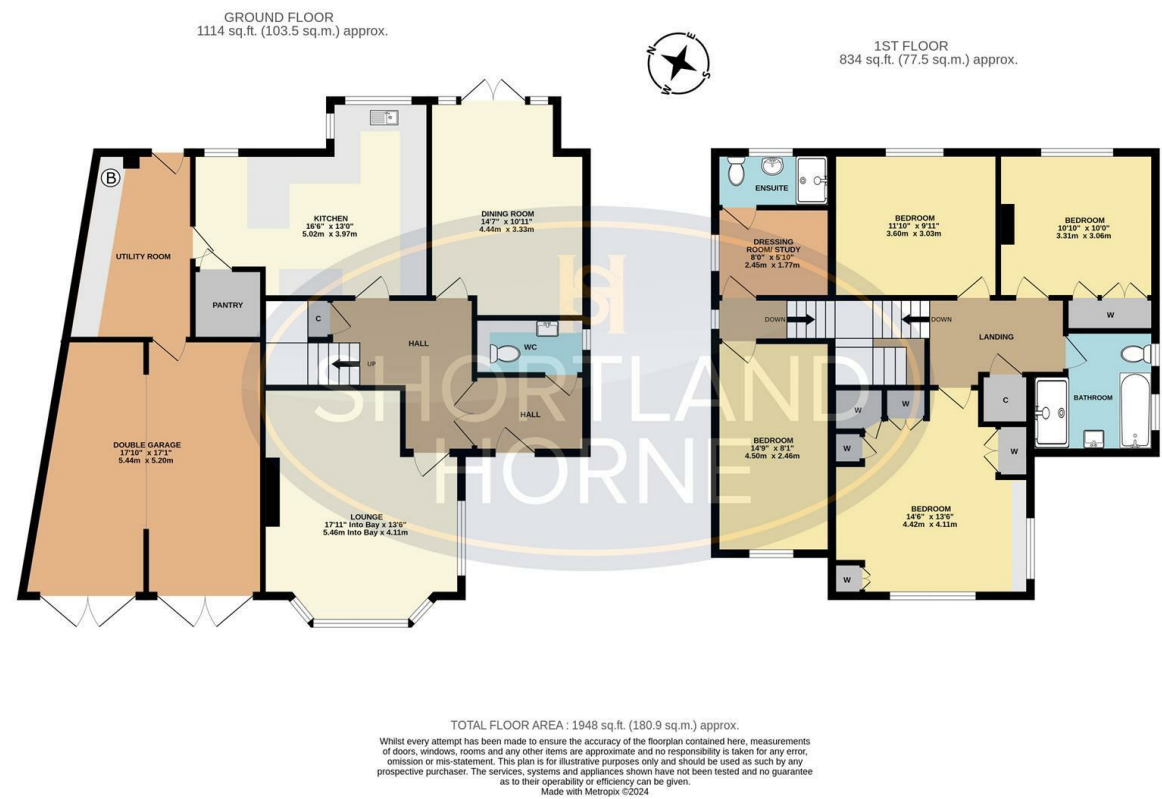
3.61m x 3.02m

### Bedroom

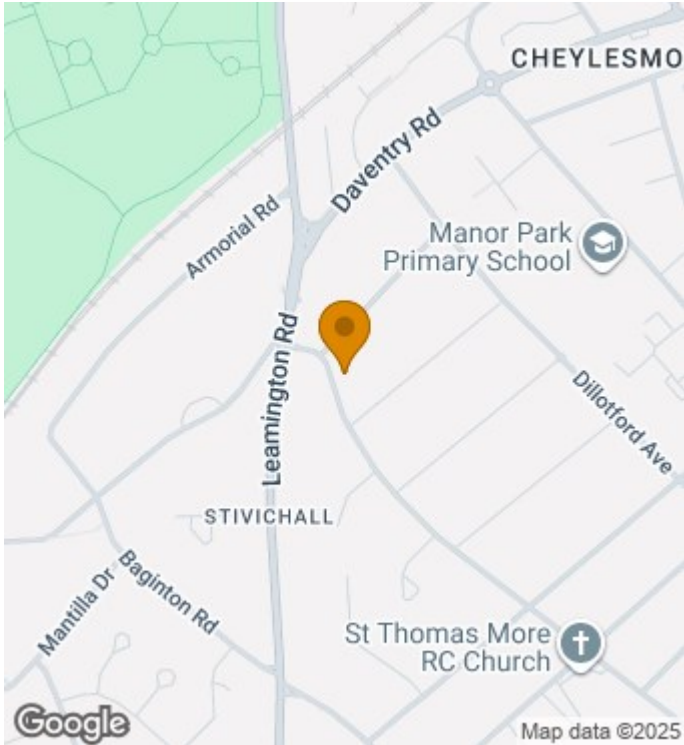
3.30m x 3.05m

### Bathroom

Floor Plan



Location Map



Total area: 1948.00 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.

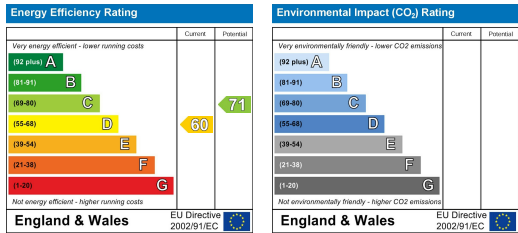
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

EPC



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