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Drayton Crescent  
CV5 7EL

# Drayton Crescent

## CV5 7EL

Nestled in the desirable area of Drayton Crescent, Eastern Green, Coventry, this beautifully extended semi-detached family home offers a perfect blend of space, comfort, and modern living. The property is ideally situated near excellent local schools, shops, and public transport links, making it a prime choice for families and commuters alike.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a generous lounge/diner, perfect for family gatherings and entertaining guests. The heart of the home is undoubtedly the modern fitted breakfast kitchen/diner, which has been thoughtfully extended to provide ample space. It features an integrated oven with a gas hob, as well as designated areas for a fridge/freezer and washing machine, ensuring that all your culinary needs are met.

The first floor boasts a well-appointed family bathroom and three generously sized bedrooms, providing plenty of room for family members or guests. Each bedroom is designed to offer comfort and tranquillity, making it easy to unwind after a long day.

Externally, the property is equally impressive. The front boasts a Tarmac driveway that accommodates several vehicles, complemented by side access leading to a garage. The rear garden is fully enclosed, featuring a well-maintained lawn and a patio area, ideal for outdoor entertaining or simply enjoying the fresh air.

This charming home is a rare find in a sought-after location, combining modern amenities with a welcoming atmosphere. It is perfect for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the opportunity to make this delightful property your own.



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## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

5.46m x 3.58m

Kitchen/Dining Room

6.12m x 3.66m

### FIRST FLOOR

Bedroom

3.58m x 3.20m

Bedroom

3.33m x 2.69m

Bedroom

3.38m x 2.16m

Bathroom

### OUTSIDE

Garage

5.36m x 2.72m

# Floor Plan



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total area: 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

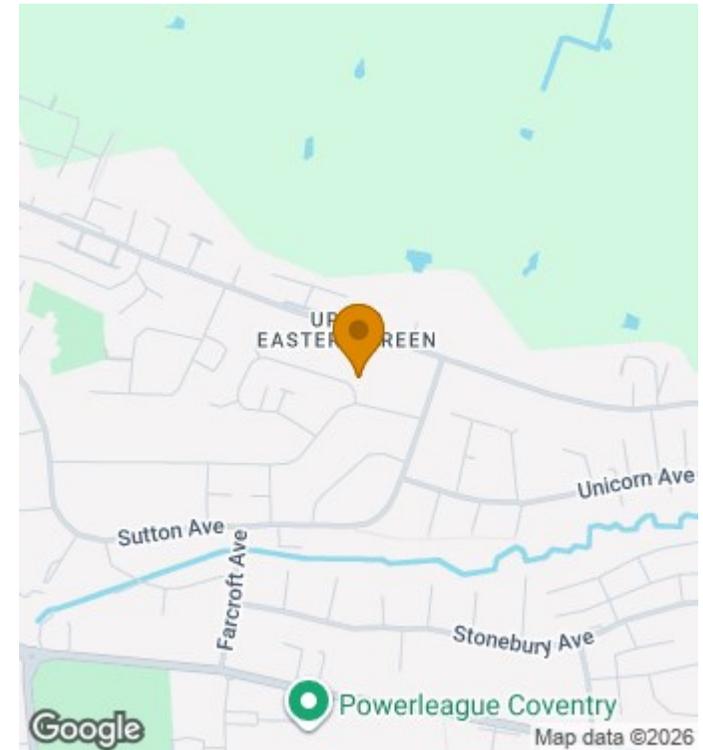
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

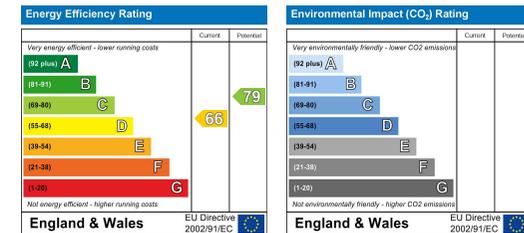
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA, propertymark to notify you that we will receive a referral fee. The fee for these services will vary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