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Electric Wharf
CV1 SWITCH

Electric Wharf

CV1 4HA

Situated in the esteemed Electric Wharf area of Coventry, this remarkable 4-bedroom terraced house is a true gem within a luxury gated development. Built in 2005, the property spans an impressive 1,098 square feet and showcases a modern design that caters to contemporary lifestyles. The open plan living room and kitchen, enhanced by a stylish mezzanine floor, create a spacious and inviting atmosphere, perfect for both relaxation and entertaining.

This home features two well-appointed bathrooms, ensuring comfort and convenience for all residents. Additionally, the property comes with two allocated parking spaces, a valuable asset in this sought-after location. One of the standout features of this residence is its balconies that overlook the serene Coventry Canal, allowing residents to enjoy the beauty of waterside living.

Currently operating as a successful AirBNB short-term rental, this property presents an excellent investment opportunity, appealing to both homeowners and investors. The enviable location offers easy access to Coventry city centre, combining the benefits of urban convenience with the exclusivity of a tranquil setting.

The Cable Yard at Electric Wharf is situated in a popular canal-side development just north of Coventry city centre. The area is known for its modern residential setting, secure gated access and convenient location, offering easy access to local amenities and transport links. Residents benefit from scenic canal walks, nearby green spaces and a well-connected urban environment within walking distance of the city centre.

The property is well placed for a range of local schools, including primary and secondary options nearby. Schools in the surrounding area include John Gulson Primary School, Sidney Stringer Primary Academy and Radford Primary Academy, making the location suitable for families.

There are a variety of local shops and everyday conveniences within easy reach, including convenience stores, supermarkets, cafes and takeaways. Coventry city centre provides a wider selection of retail and leisure facilities, including the West Orchards Shopping Centre, Lower Precinct Shopping Centre, Coventry Market, restaurants, bars and entertainment venues.

Coventry city centre is easily accessible from Electric Wharf by foot, car or public transport, with the development benefiting from close proximity to the ring road and Coventry railway station, providing direct links to Birmingham, London and surrounding areas.

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property since 1995

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Dimensions

FIRST FLOOR

Landing

0.94m x 1.47m

Bedroom

2.82m x 3.33m

Bedroom

3.45m x 2.41m

Bathroom

2.21m x 1.52m

GROUND FLOOR

Bedroom

3.53m x 2.67m

Bedroom

2.79m x 3.05m

Bathroom

2.51m x 0.89m

SECOND FLOOR

Kitchen/Living Room

8.33m x 4.04m

Mezzanine

2.92m x 4.01m

Floor Plan



Total area: 1097.93 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

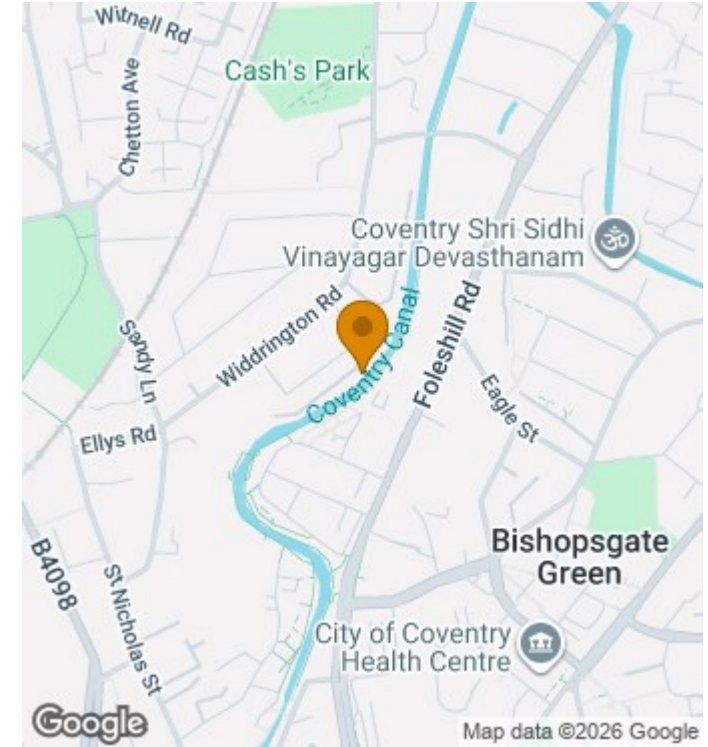
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

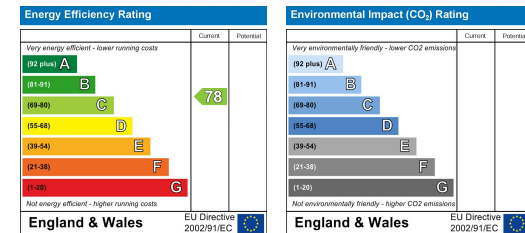
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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