

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

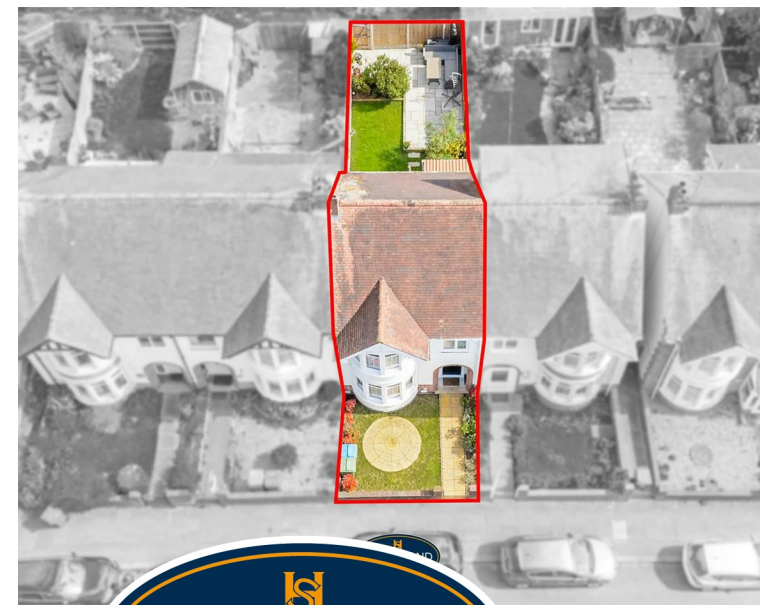
Appliances

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.



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Seneschal Road
CV3 5LF



£280,000 Guide Price | Bedrooms 3 Bathrooms 1

LOCATION

Within easy reach of the Whitley Common Recreation Ground, Quinton Parade and local schooling, this is an ideal family location indeed. Cheylesmore is a Southerly suburb of Coventry only a short walk from the city centre and the well connected train station.

With local shops, parkland and schooling also within walking distance, this location is an ideal one for families and professionals alike.

Coventry's beautiful War Memorial Park and Coventry University are both easily reached and The University of Warwick sits approximately three miles West.

Nestled on the charming Seneschal Road in Coventry, this delightful mid-terrace house offers a perfect blend of modern living and tasteful decor. With three well-proportioned bedrooms and a stylish bathroom, this property is ideal for families or professionals seeking a comfortable home.

As you enter, you are welcomed by a spacious reception room that features an open archway, seamlessly connecting to the dining area. This layout creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The entire home has been modernised to a high standard, ensuring that it is turn-key ready for you to move in without delay.

One of the standout features of this property is the beautifully landscaped garden, providing a serene outdoor space for relaxation or social gatherings. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden is sure to impress.

In summary, this mid-terrace house on Seneschal Road is a wonderful opportunity for anyone looking for a stylish and comfortable home in Coventry. With its modern finishes, spacious living areas, and lovely garden, it truly is a property that must be seen to be appreciated.



GROUND FLOOR		FIRST FLOOR	
Hallway	5'3 x 11'1	Bedroom	9'6 x 13'8
Living Room	11'11 x 13'7	Bedroom	11'5 x 11'6
Dining Room	8'11 x 13'0	Bedroom	6'5 x 6'5
Kitchen	7'1 x 8'5	Bathroom	6'3 x 5'4
W/C			