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Joshua Close  
CV4 9DB



# Joshua Close

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Nestled in the tranquil cul-de-sac of Joshua Close in Tile Hill, Coventry, this surprisingly spacious semi-detached house offers a perfect blend of modern living and family comfort. With a generous 1,110 square feet of well-designed space, this four to five-bedroom home is ideal for families seeking both convenience and a peaceful environment.

Upon entering, you are welcomed by an inviting entrance lobby that leads to an attractive lounge, perfect for relaxation. The separate dining area provides an excellent space for family meals and entertaining guests. The kitchen is functional and well-equipped, complemented by a utility room for added convenience. A ground floor WC and a versatile converted bedroom, which can also serve as a home office, enhance the practicality of this residence.

The first floor boasts four bedrooms, with the largest featuring an ensuite bathroom, ensuring comfort and privacy. A modern family bathroom serves the remaining bedrooms, providing ample facilities for family living.

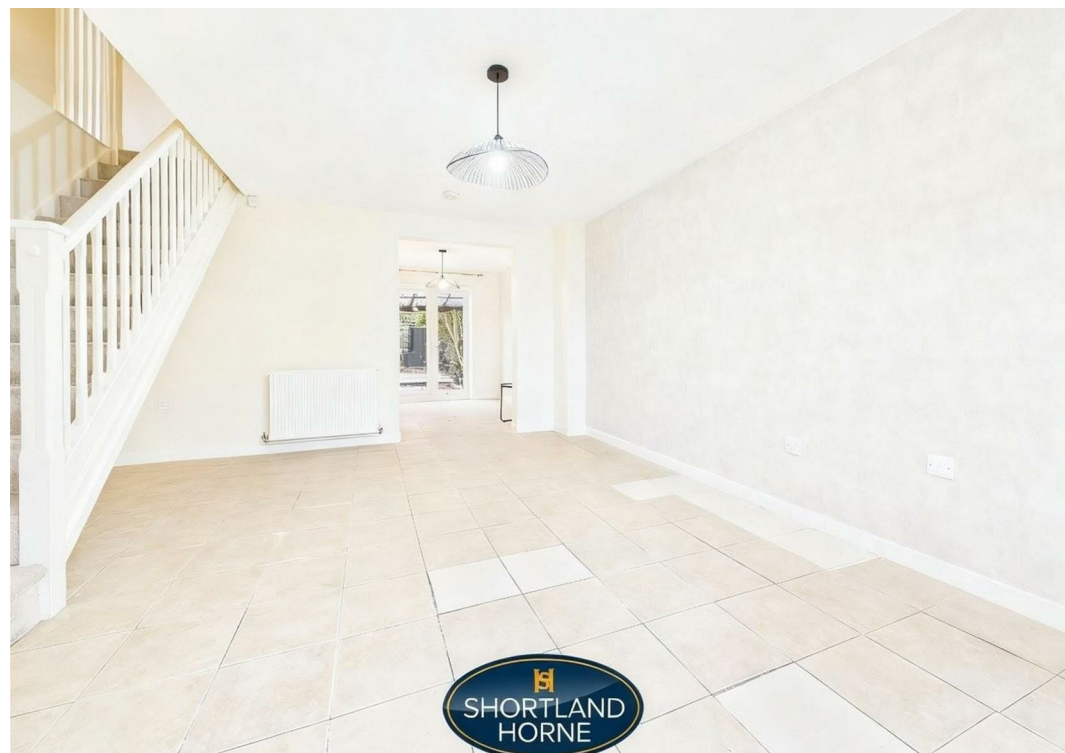
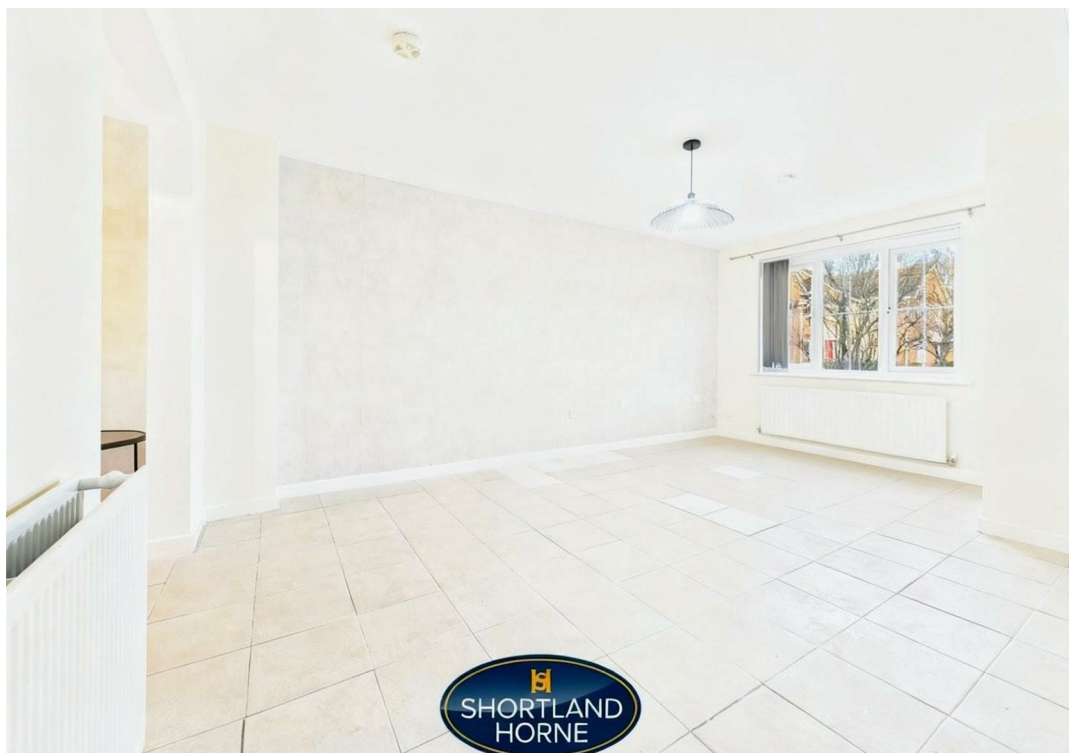
Outside, the property is equally appealing, with a neatly laid out foregarden and a

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

#### Entrance Hallway

0.89m x 1.42m

#### Lounge

5.05m x 4.17m

#### Family Room/Bedroom

4.95m x 2.44m

#### Dining Room

2.84m x 2.31m

#### Kitchen

2.84m x 2.79m

#### W/C

1.17m x 1.78m

#### Utility

1.55m x 1.52m

### FIRST FLOOR

#### Bedroom One

3.35m x 4.11m

#### En-Suite

1.60m x 2.06m

#### Bedroom Two

3.68m x 2.64m

#### Bedroom Three

3.68m x 1.70m

#### Bedroom Four

2.87m x 2.03m

#### Bathroom

1.83m x 1.93m



Floor Plan



Total area: 1110.00 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.

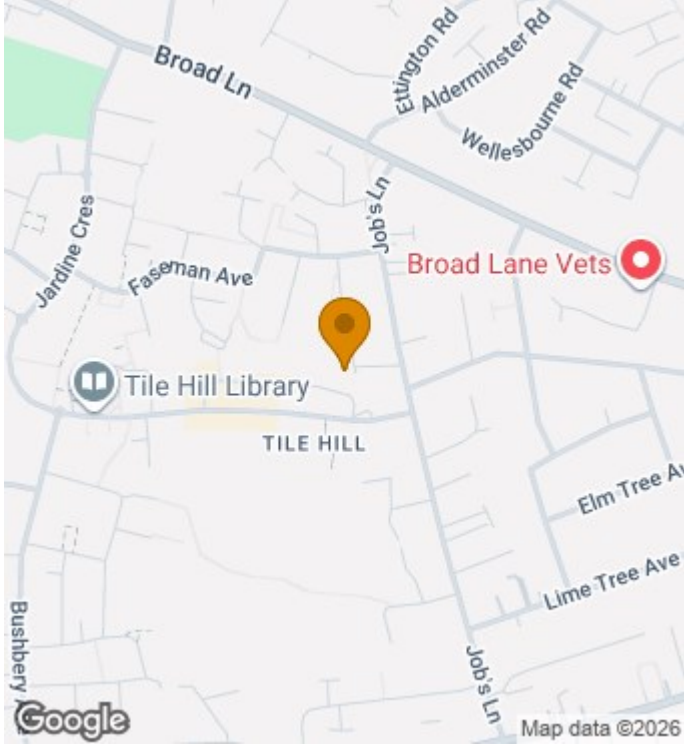
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our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

