



Trusted  
Property Experts



Dawlish Drive  
CV3 5NB

# Dawlish Drive CV3 5NB

Nestled in the sought-after area of Dawlish Drive, Coventry, this extended semi-detached house presents a remarkable opportunity for families seeking spacious living in a prime location. Spanning an impressive 1,279 square feet, the property boasts five well-proportioned bedrooms, each capable of accommodating a double bed, making it ideal for larger families or those in need of extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms, including a generous 13ft living room perfect for relaxation and family gatherings. The dining room offers a delightful space for entertaining guests, while the fully fitted modern kitchen is equipped with an integrated oven, electric hob, and ample space for a washing machine and fridge. A practical utility room adds to the convenience of daily living, and a study with access to a W/C.

The first floor features a family bathroom with a separate W/C, ensuring ample facilities for the household. The property is enhanced by double glazing and gas central heating, ensuring comfort throughout the seasons.

Outside, the fully enclosed rear garden is predominantly laid to lawn, complemented





*Custom text box*





## Dimensions

### GROUND FLOOR

Bedroom  
3.51m x 2.41m

Entrance Hallway

Lounge  
3.96m x 3.38m

Dining Room  
3.53m x 3.15m

Kitchen  
4.62m x 2.57m

Utility

W/C

Study  
3.12m x 2.41m

Garage  
4.85m x 2.41m

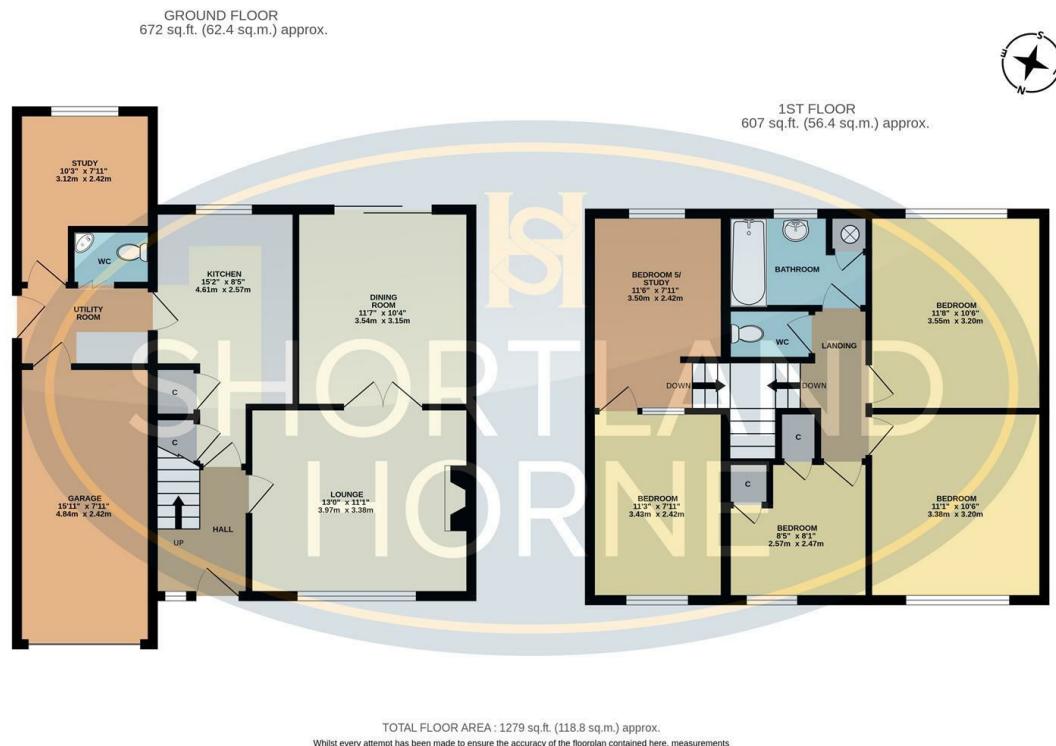
### FIRST FLOOR

Bedroom  
3.56m x 3.20m

Bedroom  
3.38m x 3.20m

Bedroom  
3.43m x 2.41m

## Floor Plan



Total area: 1279.00 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

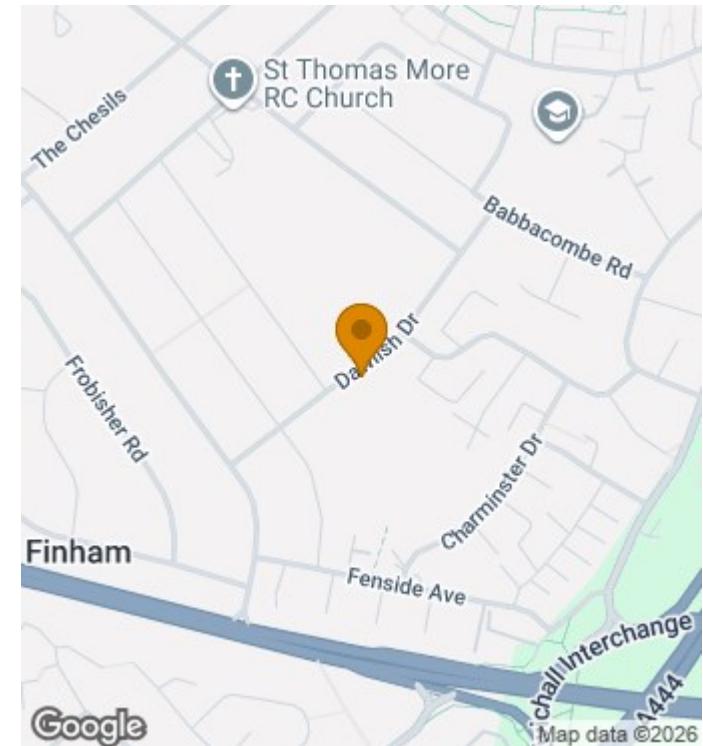
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

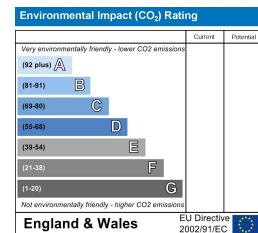
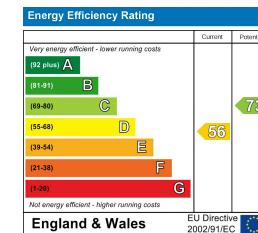
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

Shortland-Horne

Trusted  
Property Experts