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Celilo Walk
CV6 2NY

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Nestled in the serene Celilo Walk, Coventry, this charming detached house presents an excellent opportunity for those seeking a comfortable family home. Boasting three well-proportioned bedrooms and two bathrooms, this property is ideal for families or individuals looking for space and convenience.

The home is beautifully presented, featuring a harmonious blend of calm, neutral tones that create a welcoming atmosphere. Upon entering, you are greeted by a spacious hallway that leads to a cloakroom, a thoughtfully designed kitchen dining room, and a generous lounge, perfect for relaxation and entertaining. The ground floor layout is both practical and inviting, making it easy to enjoy everyday living.

Ascending the staircase to the first floor, you will find a family bathroom and three bedrooms. The principal bedroom is a standout feature, complete with a luxurious en-suite shower room, while the second bedroom offers ample space for various needs, whether it be for guests, children, or a home office.

Externally, the property boasts a good-sized rear garden, which includes a paved patio area leading to a lush lawn, ideal for outdoor gatherings or quiet afternoons in the sun. Additionally, a detached garage provides valuable storage or parking options.

Situated in a quiet cul-de-sac within a delightful housing development in Keresley, this home enjoys picturesque views over open countryside. It is conveniently located within the catchment area of highly regarded schools, such as Holy Family Primary School and President Kennedy and Cardinal Newman Secondary Schools, making it an excellent choice for families. Local amenities, including a variety of shops, are also within reasonable reach.

This lovely property, set in an enviable position, offers remarkable value for money and is sure to appeal to discerning buyers. A prompt viewing is highly recommended to fully appreciate the quality and charm of this delightful home.







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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.80m x 3.05m

Kitchen/Dining Room

4.80m x 2.92m

W/C

FIRST FLOOR

Bedroom One

3.96m x 3.33m

En-Suite

Bedroom Two

3.33m x 3.07m

Bedroom Three

2.11m x 2.01m

Bathroom

Garage

Floor Plan



TOTAL FLOOR AREA - 959 sq.ft. (89.1 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 fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for indicative 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

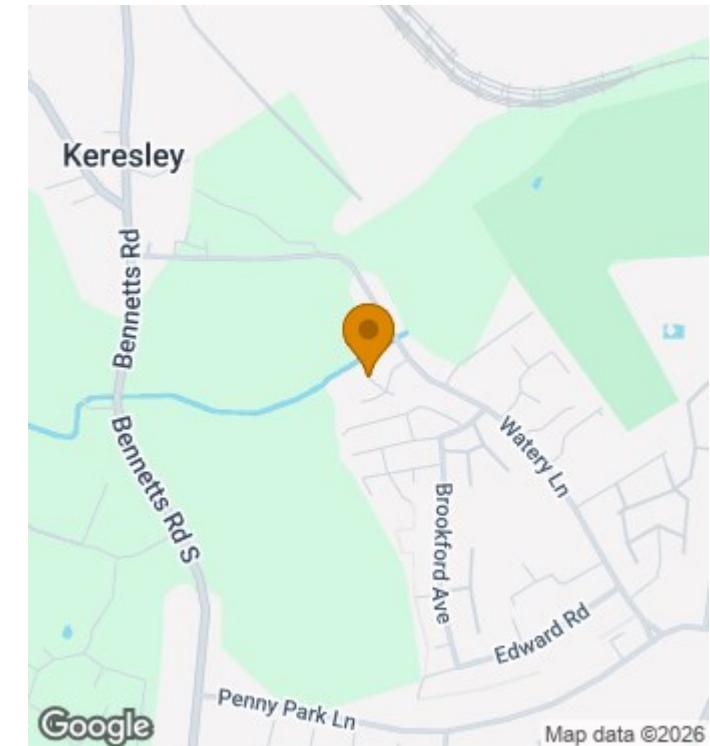
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (11-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-------------------------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (11-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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