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Mayfield Road  
CV5 6PR

# Mayfield Road

## CV5 6PR

Shortland Horne are delighted to present this unique and deceptively spacious former commercial premises, now thoughtfully converted into a stunning residential home, located on the popular Mayfield Drive, CV5.

Occupying a prominent corner position, this characterful property offers a fantastic blend of period charm and modern living, extending to approximately 1,480 sq ft of versatile accommodation. The home has been significantly improved by the current owners and now provides well-balanced living space ideal for families or buyers seeking something a little different.

The ground floor comprises an inviting entrance porch leading through to a generous lounge, alongside a further reception room offering flexibility as a sitting room, home office or playroom. To the rear, the property truly opens up into a spacious open-plan kitchen/dining room, finished to a high specification with contemporary units, integrated appliances and a central island, creating an excellent space for both everyday living and entertaining. A useful utility room/store and ground floor WC complete the downstairs accommodation.

### THE LOCATION

Earlsdon, often considered one of the most desirable suburbs in South Coventry, offers a wealth of local amenities as well as easy access to main roads and the train station. Mayfield Road itself, is almost a pedestrian walk away to the station by crossing Spencer Park and the bridge towards Central Six and the new station.

With well regarded primary schools within very easy reach, Earlsdon has always been a popular location for families. The close proximity of the beautiful War Memorial Park and Spencer Park offer certain appeal with private tennis and golf clubs also situated within the suburb itself.

The train station, a short walk away for many, allows an easy morning commute, sometimes in less than one hour, to London Euston and the city centre is also only a fifteen-twenty minute walk from most Earlsdon addresses.

For dining and socializing, coffee shops, bars and restaurants abound.

With its own theatre, library, golf and tennis club, Earlsdon really does offer a community spirit that's hard to match.



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selling quality  
property since 1995





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## Dimensions

### Porch

### Lounge

5.00m max x 3.23m

### Kitchen/Dining Room

5.64m x 4.67m

### Utility Room/ Store

3.81m x 2.79m

### W/C

### Potential Reception Room

4.29m x 3.63m

### FIRST FLOOR

### Bedroom One

3.25m x 3.23m

### En-Suite

### Bedroom Two

4.29m x 3.63m

### Bedroom Three

4.09m x 2.97m

### Bathroom



# Floor Plan



Total area: 1480.00 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 Home.

**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 Home 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

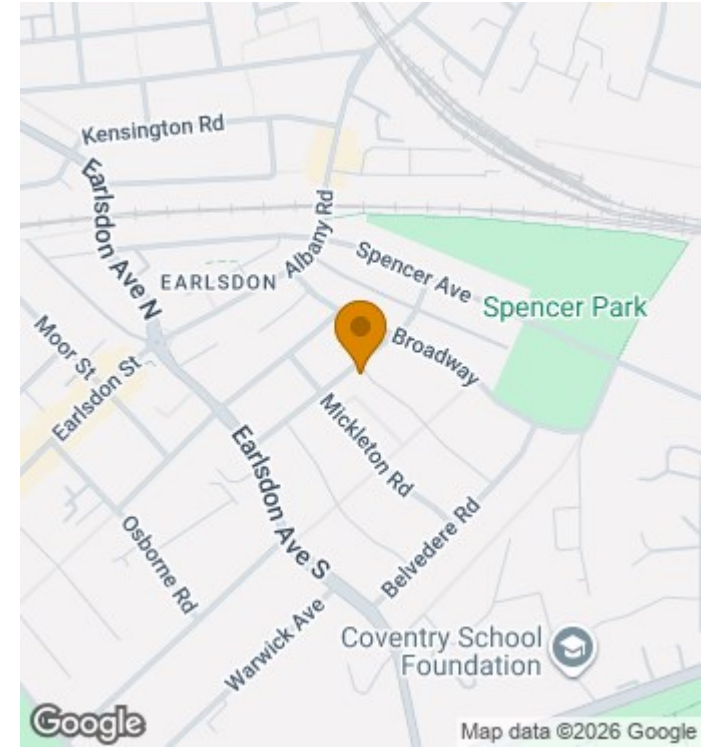
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

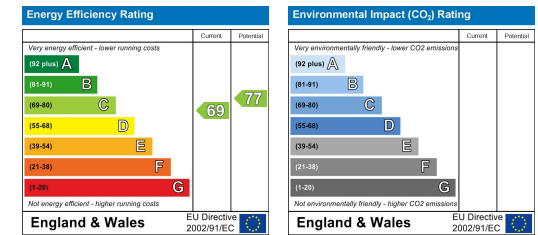
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Home'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 Home 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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