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Townsend Croft  
CV3 6HR

# Townsend Croft

## CV3 6HR

**\*\*SOLD WITH NO CHAIN\*\***

An impressive four-bedroom detached family home offering over 1,650 sq ft of spacious accommodation, ideally positioned on the highly desirable and exclusive Townsend Croft in Cheylesmore.

This sought-after location is perfectly placed within walking distance of Coventry Railway Station, providing direct services to Birmingham New Street and approximately one hour to London Euston, making it ideal for commuters. The beautiful War Memorial Park is also just a short walk away, while Coventry City Centre is easily accessible and offers a wide range of high-street shops, restaurants, and amenities.

This attractive property presents an excellent opportunity for buyers, requiring some light modernisation and offering fantastic potential to create a superb long-term family home.

The accommodation briefly comprises a welcoming entrance hallway leading to a generously proportioned lounge, which offers flexibility and could easily be divided into two separate reception rooms if desired. There is also a 13-foot dining room featuring a bay window overlooking the front garden, along with a modern fitted kitchen providing space for appliances including a fridge, cooker, and dishwasher. Completing the ground floor is a useful utility room and a convenient W/C.

To the first floor are four well-proportioned double bedrooms, three of which benefit from built-in wardrobes. The accommodation is further enhanced by a luxury family bathroom and a separate shower room.

Externally, the property boasts a generous rear garden featuring mature shrubs and trees, creating a private outdoor space ideal for families and entertaining. There is also a large garden shed for extra storage. To the front, there is off-road parking via a block-paved driveway providing access to the garage.



selling quality  
property since 1995









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## Dimensions

### GROUND FLOOR

Bedroom Four

5.00m x 2.90m

Entrance Hallway

Shower Room

Lounge

3.68m x 3.15m

Bathroom

Lounge

3.68m x 3.20m

Dining Room

3.96m x 3.35m

Kitchen

4.50m x 2.90m

W/C

Utility Room

Garage

5.13m x 2.59m

### FIRST FLOOR

Bedroom One

3.96m x 3.35m

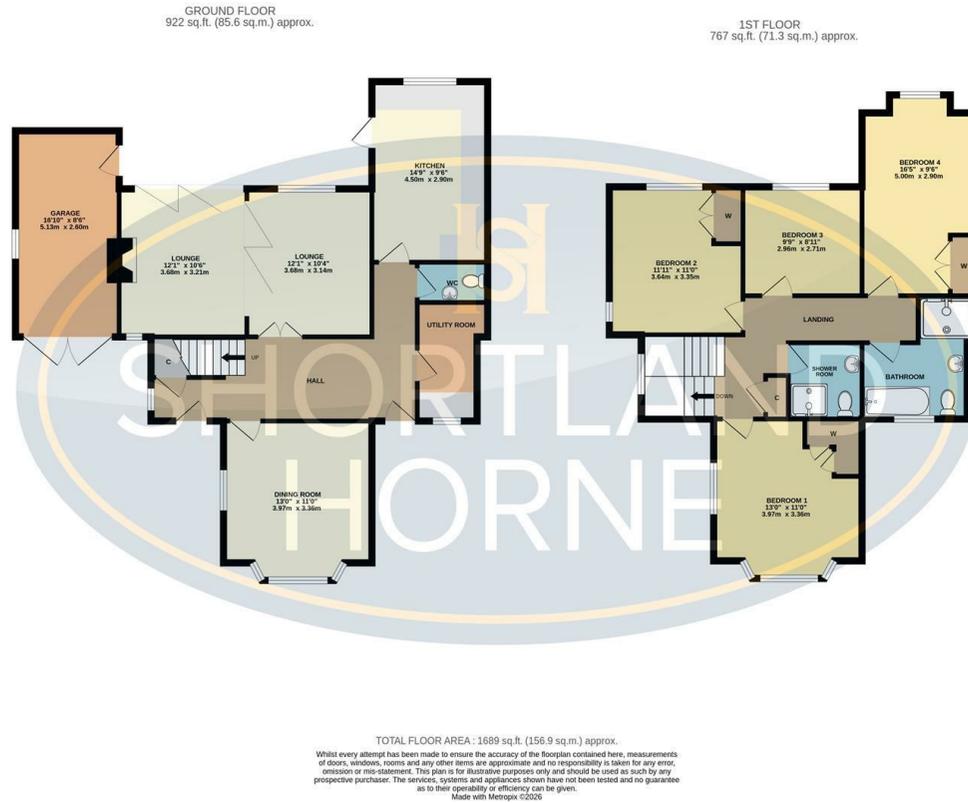
Bedroom Two

3.63m x 3.35m

Bedroom Three

2.97m x 2.72m

# Floor Plan



Total area: 1689.00 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

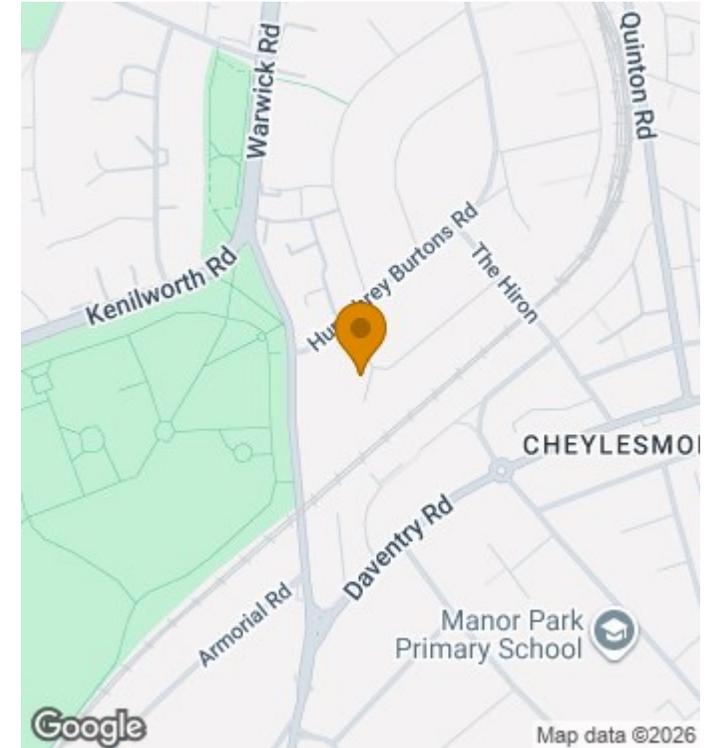
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

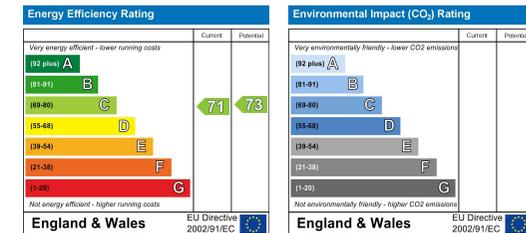
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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