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Property Experts

Maidavale Crescent
CV3 6FZ

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This spacious three bedroom semi-detached family home is set in Styvechale, one of Coventry's most sought after residential locations. Located within easy reach of Coventry City Centre, Leamington and Kenilworth and located within great school catchments this property makes a wonderful prospect for a family. Shortland Horne strongly suggest an internal viewing to appreciate the space and size of this wonderful home as we believe there will be very high demand for it. The property also benefits from a larger than average rear garden, off road parking to the front and a garage. The property is also being offered with the benefit of no upward chain.

Briefly the downstairs accommodation comprises of a storm porch, an entrance hallway leading you through to a spacious lounge/diner with a bay window to the front elevation and a feature fire place. The is a dining area which faces the rear of the property with doors leading to the garden. The kitchen has wall and base units, appliances and has a large window overlooking the garden. There is also a door leading you out to the tandem carport with access to a detached garage.

Upstairs you will find a family bathroom, a separate W/C and three bedrooms, two in which are doubles with one featuring built in wardrobes and the other being a single bedroom.

Outside the rear garden is fully enclosed, is a larger than average size, mainly laid to lawn with mature shrubs and trees with a paved patio area ideal for outside entertaining. To the front there is off road parking and a small low maintenance fore garden with mature borders. The property is in need of updating and would be perfect for those buyers looking to put their complete spin on things.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Hallway

Lounge/Dining Room

6.85 x 3.45

Kitchen

4.09 x 2.66

FIRST FLOOR

Bedroom One

5.18 x 3.34

Bedroom Two

3.35 x 2.77

Bedroom Three

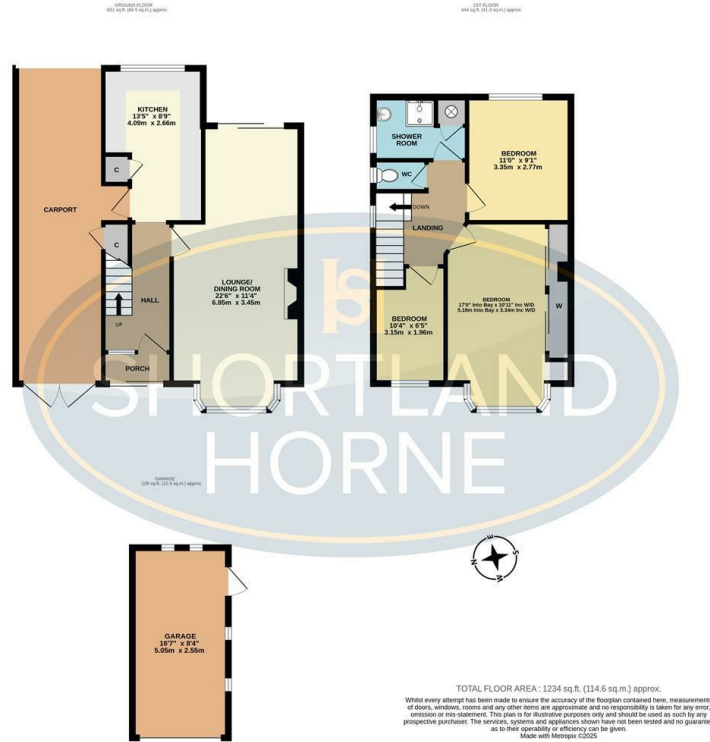
3.15 x 1.96

Shower Room

W/C



Floor Plan



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 Shorland 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 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

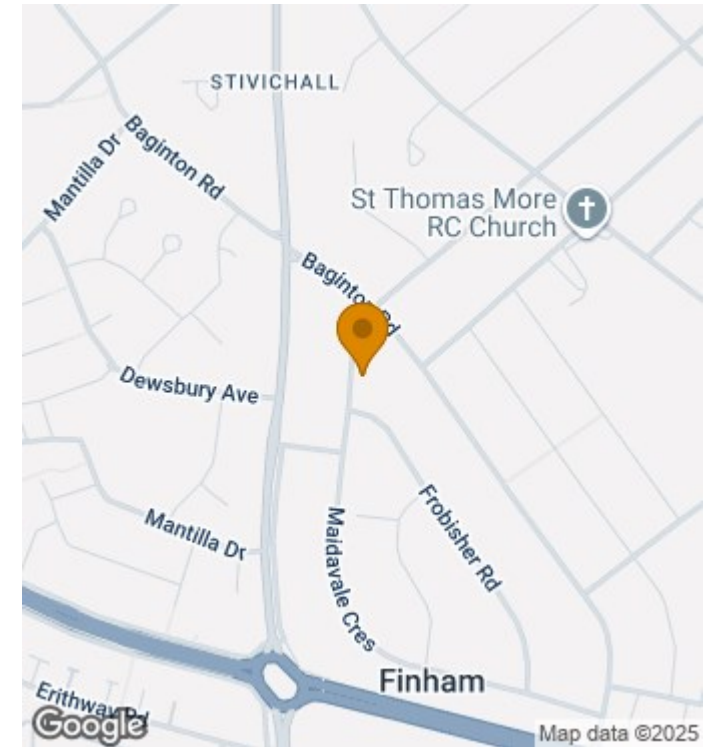
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

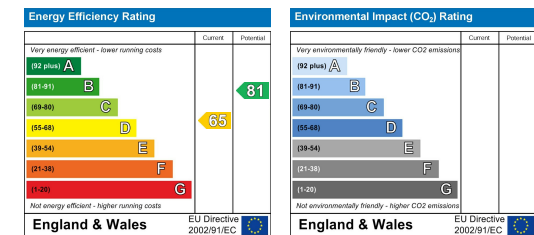
Referrals If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA properly mark to notify you that we will receive a referral fee. The fee for these services will vary depending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



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