
SHORTLAND HORNE
Trusted Property Experts
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Montalt Road
CV3 5LU

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A Beautifully Presented and Versatile Four-Bedroom Semi-Detached Family Home with a Stunning Contemporary Kitchen and Generous Rear Garden

Shortland Horne are delighted to present this beautifully maintained and tastefully presented semi-detached family home, situated on the popular Montalt Road in Coventry. Offering approximately 1,063 sq ft of versatile accommodation, this fantastic property combines modern living with flexible bedroom arrangements, making it an ideal purchase for growing families and those looking for additional home working space.

Upon entering the property, you are welcomed into an inviting entrance hallway leading through to a spacious and comfortable living room, featuring an attractive bay window which allows plenty of natural light to flood the room.

A particular highlight of this lovely home is the stunning contemporary kitchen, beautifully designed with sleek white cabinetry, integrated appliances, generous worktop space and a stylish central island. With French doors opening directly onto the rear garden, this impressive space is perfect for everyday family living and

Externally, the property occupies a generous plot with a substantial driveway to the front providing off-road parking, complemented by an attractive landscaped frontage. To the rear is a delightful enclosed garden, offering a combination of lawn and outdoor space, ideal for children, relaxation and summer entertaining.

Montalt Road is conveniently positioned for access to a range of local amenities, reputable schools and transport links, with Coventry city centre, the railway station and major road networks all within easy reach.

An excellent opportunity to acquire a spacious, stylish and adaptable family home in a sought-after residential location. Early viewing is highly recommended to appreciate everything this wonderful property has to offer.

selling quality
property since 1995




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Dimensions

GROUND FLOOR 2.84m x 1.70m

Entrance Hallway
0.94m x 1.02m

Living Room
4.32m x 3.30m

Kitchen
3.78m x 4.72m

Family Room/Optional Bedroom
2.44m x 4.47m

W/C
1.09m x 1.24m

FIRST FLOOR

Bedroom
3.00m x 4.29m

W/C

Bedroom
3.38m x 3.56m

Bedroom
2.39m x 3.33m

Office/Nursery
1.96m x 1.55m

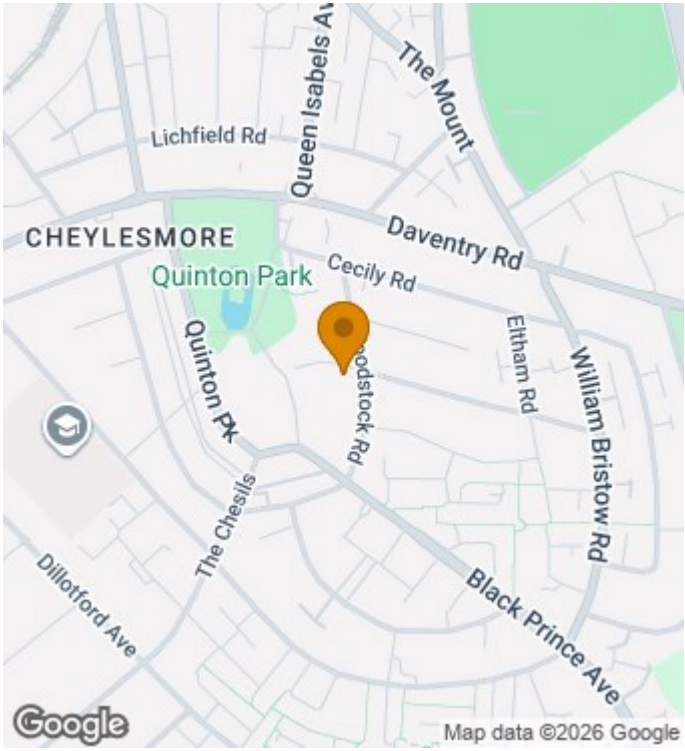
Bathroom

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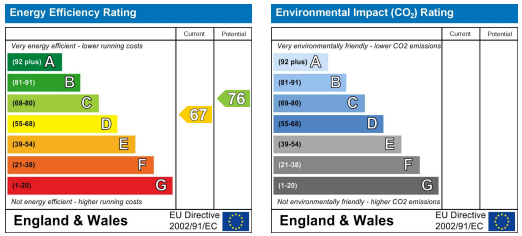
Floor Plan



Location Map



EPC



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 ccordance 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 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 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.

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