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Glover Street  
CV3 5FZ

# Glover Street

## CV3 5FZ

Nestled in the highly sought-after area of Cheylesmore, Glover Street presents a beautifully extended and well-presented semi-detached house, perfect for families seeking both space and modern living. This impressive five-bedroom home has been thoughtfully updated, showcasing a renovated family bathroom and brand-new flooring throughout. The heart of the home is undoubtedly the stunning open-plan extended kitchen and dining area, designed for both entertaining and everyday family life.

The property boasts two reception rooms, providing ample space for relaxation and social gatherings. Additionally, a fully boarded loft space with a fitted ladder offers convenient storage solutions, ensuring that every inch of this home is utilised effectively.

Externally, the house features a block-paved driveway, accommodating off-road parking for two vehicles, alongside a low-maintenance front garden. The rear garden is home to a versatile office or workshop, ideal for remote working, hobbies, or extra storage needs.



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selling quality  
property since 1995





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## Dimensions

### GROUND FLOOR

#### Porch

0.91m x 1.80m

#### Entrance Hallway

3.99m x 1.65m

#### Lounge/Diner

7.32m x 3.02m

#### Family Room

4.24m x 2.59m

#### Kitchen

2.87m x 7.42m

#### Bathroom

1.85m x 1.47m

### FIRST FLOOR

#### Bedroom One

4.09m x 3.05m

#### Bedroom Two

4.04m x 2.54m

#### Bedroom Three

3.30m x 3.07m

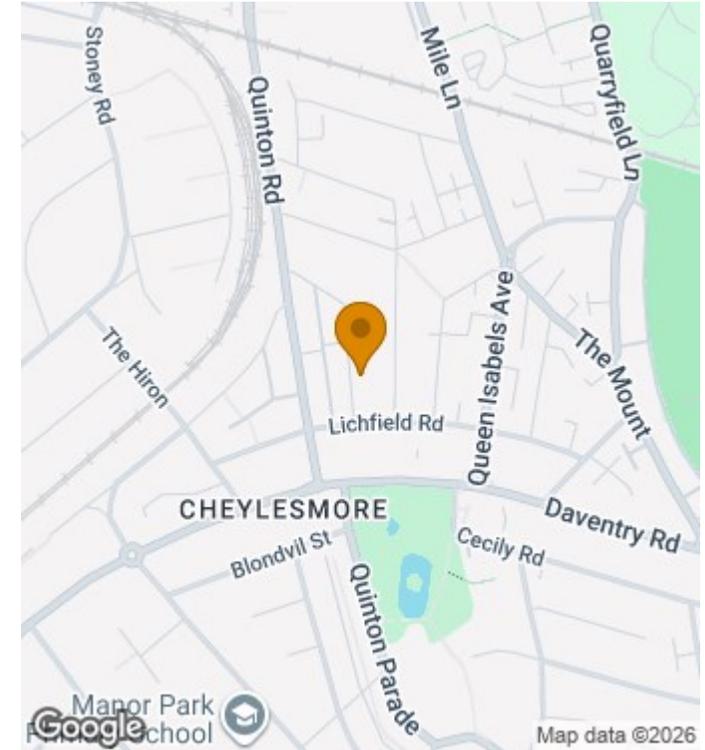
#### Bedroom Four

2.06m x 2.51m

# Floor Plan



# Location Map



Total area: 1299.00 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 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

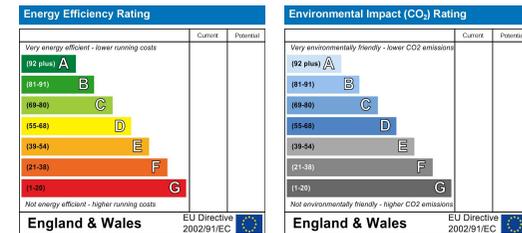
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

# EPC



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