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Maidavale Crescent
CV3 6GB

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Nestled in the highly sought-after Maidavale Crescent in Styvechale, Coventry, this superior extended semi-detached family home offers an exceptional living experience. Spanning an impressive 1,550 square feet, this beautifully presented property has been tastefully decorated and thoughtfully improved to cater to modern family needs.

Upon entering, you are greeted by two spacious reception rooms, including a front lounge that provides a warm and inviting atmosphere. The heart of the home is undoubtedly the superbly extended kitchen/diner, which boasts fully fitted breakfast kitchen with integrated appliances, perfect for family gatherings and entertaining. The extended dining room features bi-fold doors that seamlessly connect the indoor space to the impressive landscaped rear garden, creating a delightful setting for outdoor enjoyment.

This home comprises four generously sized double bedrooms, ensuring ample space for family members or guests. The first floor also features a luxury family bathroom, while the ground floor includes a convenient shower room and a useful utility area, enhancing the practicality of daily living. Additionally, the property benefits from gas-fired central heating and double glazing throughout.

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

4.37m x 3.48m

Snug/Dining Room

6.91m x 3.15m

Kitchen/Breakfast Room

5.92m x 2.67m

Utility Room

Garage

5.41m x 2.24m

FIRST FLOOR

Bedroom One

4.37m x 3.48m

Bedroom Two

3.91m x 3.51m

Bedroom Three

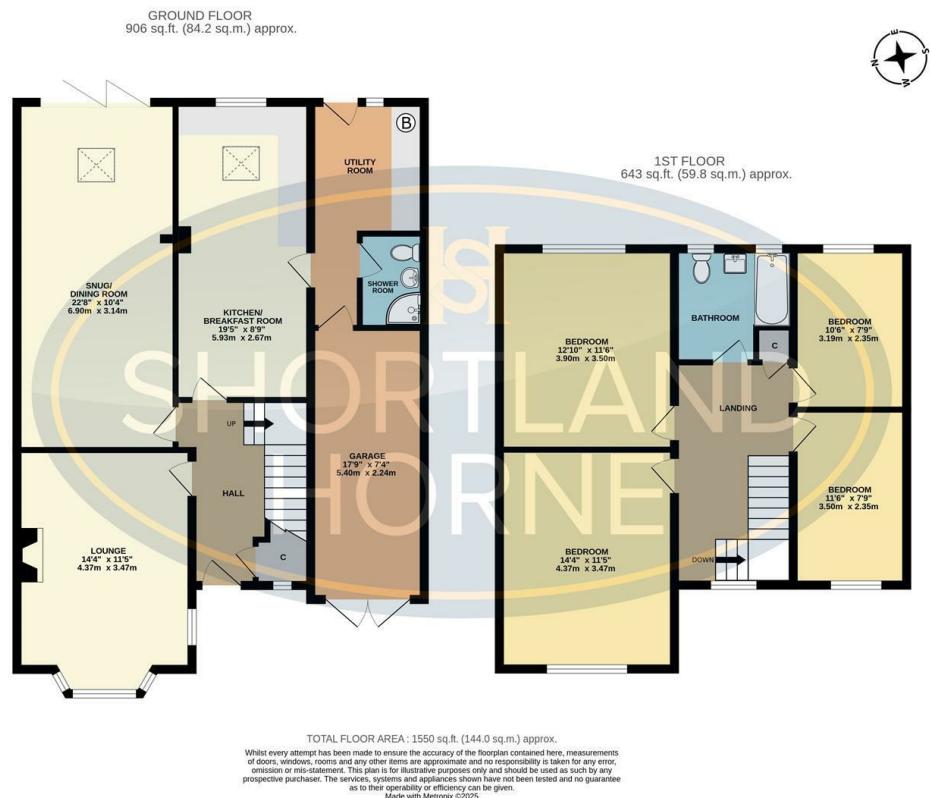
3.51m x 2.36m

Bedroom Four

3.20m x 2.36m

Bathroom

Floor Plan



Total area: 1550.00 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

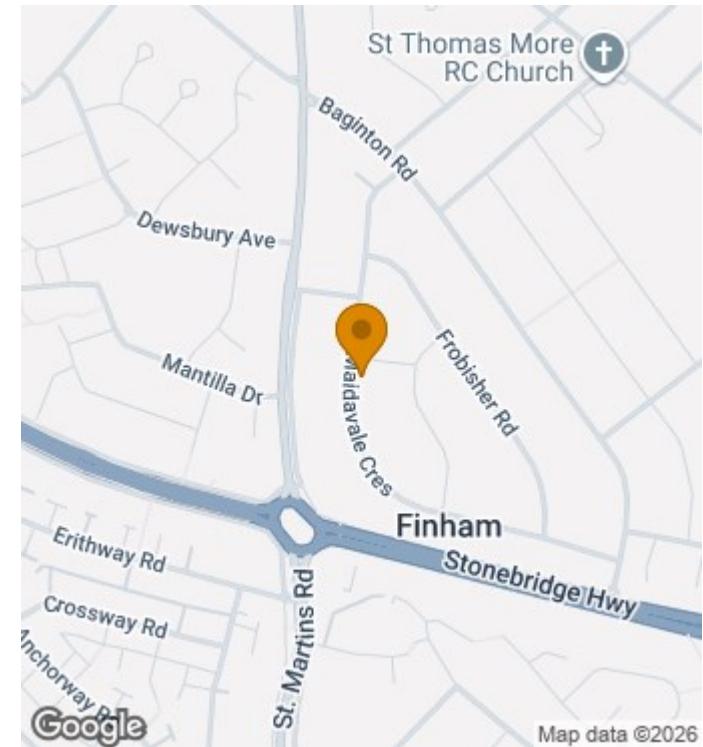
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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