

Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Maidavale Crescent
CV3 6GA



£450,000 Offers Over | Bedrooms 3 Bathrooms 1

A LOVELY 1486.00 SQFT SEMI-DETACHED FAMILY HOME WITH EXTENDED GROUND FLOOR AND A DELIGHTFUL ANNEXE WITH A SHOWER ROOM.

Maidavale Crescent is firmly established as one of the most favoured locations in the city. It is close to the train station, War Memorial Park and within the Finham Park School catchment area.

The house has gas fired central heating and double glazing.

It affords excellent family accommodation including an entrance porch, entrance hallway with doors leading off to a living room, a dining room, extended sitting room and a fully fitted modern kitchen with integrated appliances.

On the first floor you will find a family bathroom, two double bedrooms with both of the bedrooms featuring built in wardrobes and a single bedroom completes the first floor.

The garden is an especially attractive feature; well designed and stocked and lovingly tended for years; it sets off the house to best advantage with a purpose built Annexe with a shower room and plumbing to fit a kitchenette.

To the front of the property is a block paved driveway providing parking for several vehicles and access to the garage.

We strongly recommend an early inspection; the house is an exceptional example of its type.

GROUND FLOOR

Entrance Porch	
Hall	
Living Room	13'11 x 11'10
Kitchen	
Dining Room	12'9 x 10'8
Sitting Room	9 x 10'8
FIRST FLOOR	

Bedroom One

Bedroom One	13'11 x 11'10
Bedroom Two	12'9 x 10'8
Bedroom Three	9'1 x 6'7
Bathroom	5'10 x 7'10
OUTSIDE	
Annexe/Office	19'8 x 12'1
Shower Room	
Garage	17'5 x 8'3