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The Martyrs Close  
CV3 5FP

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Nestled in the desirable area of Cheylesmore, Coventry, The Martyrs Close presents a beautifully appointed three-bedroom mid-terrace house that is perfect for both families and professionals. This modern home boasts a private driveway and a detached home office situated in the rear garden, providing an ideal blend of contemporary living and practical outdoor space.

Upon entering, you will find a spacious and stylish living area that invites relaxation and social gatherings. The well-equipped kitchen complements the living space, making it a delightful area for culinary pursuits. The three comfortable bedrooms are designed to offer a restful retreat, while the bathroom features modern fittings that enhance the overall appeal of the property. The interior is light and airy, creating a welcoming atmosphere throughout.

The rear garden is designed for low maintenance, featuring a generous patio that is perfect for outdoor entertaining or simply enjoying the fresh air. The detached home office adds significant value, offering a dedicated space for work or creative endeavours, away from the distractions of home life.

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## Dimensions

### GROUND FLOOR

Porch

**Living Room**

5.36m x 3.48m

**Kitchen/Dining Room**

5.36m x 3.56m

### FIRST FLOOR

**Bedroom**

3.56m x 2.87m

**Bedroom**

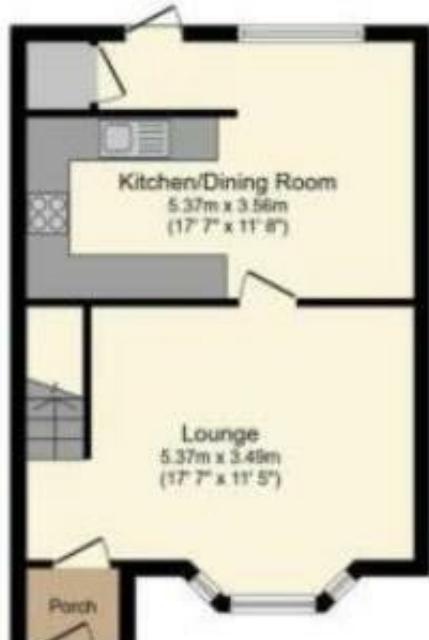
3.56m x 2.49m

**Bedroom**

**Home Office**

4.37m x 4.14m

## Floor Plan



**Ground Floor**



**First Floor**



**Outbuilding**

**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

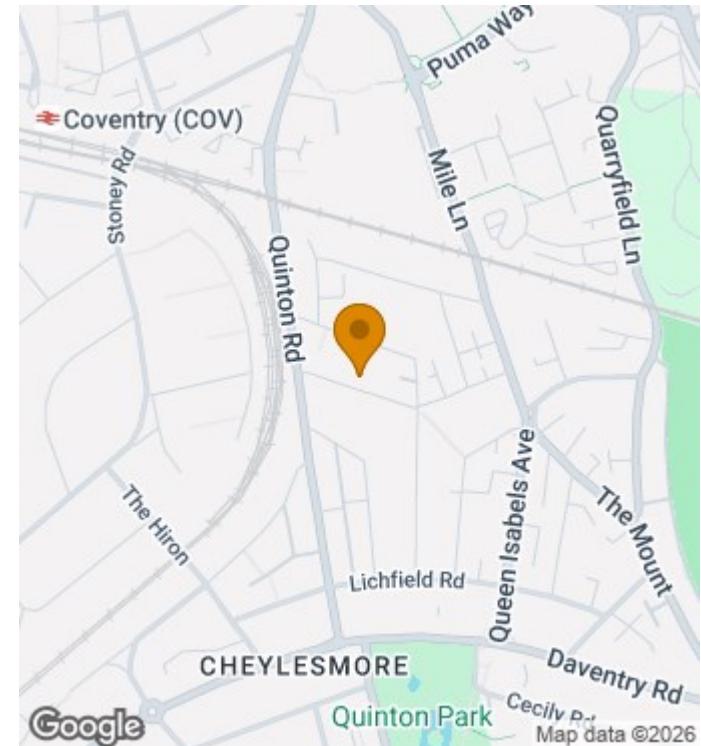
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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
89			
69			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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