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Benedictine Road
CV3 6GU

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Nestled in the desirable residential area of Cheylesmore, Coventry, this charming three-bedroom semi-detached house on Benedictine Road is a splendid opportunity for families seeking a modern yet comfortable home. Built in 1940, the property has been much loved, ensuring a fresh and inviting atmosphere.

Upon entering, you are greeted by a welcoming hallway that leads to a lounge, a dining room leading on to a lean to and a fully fitted kitchen with space for appliances.

The first floor accommodates two generous double bedrooms and a single bedroom, providing ample space for family living. A family bathroom, equipped with both a bath and an overhead shower, completes this level, ensuring convenience for all.

Externally, the property boasts a driveway and a garage, offering practical solutions for parking and storage. The rear garden features a delightful patio and a lawned area, creating a perfect retreat for relaxation or play. There is also access to a very useful W.C.

selling quality
property since 1995

Custom text box





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

Lounge

3.76m x 3.68m

Dining Room

4.24m x 3.18m

Kitchen

3.30m x 2.11m

Lean To

W/C

FIRST FLOOR

Bedroom One

4.17m x 3.18m

Bedroom Two

3.78m x 3.20m

Bedroom Three

2.82m x 2.11m

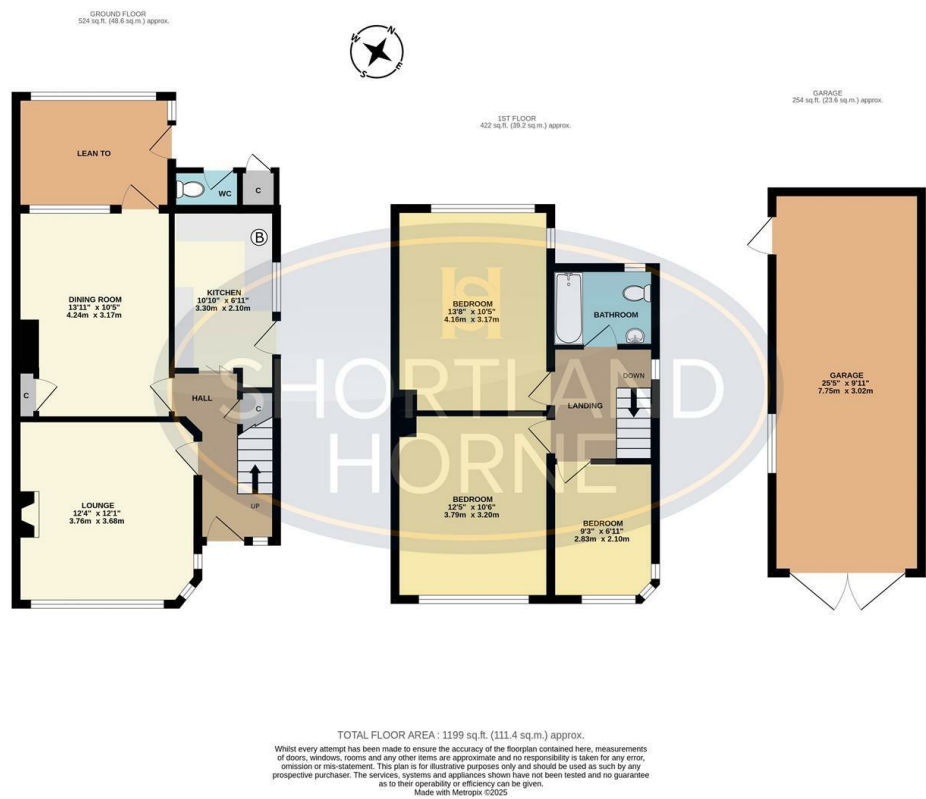
Bathroom

OUTSIDE

Garage

7.75m x 3.02m

Floor Plan



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

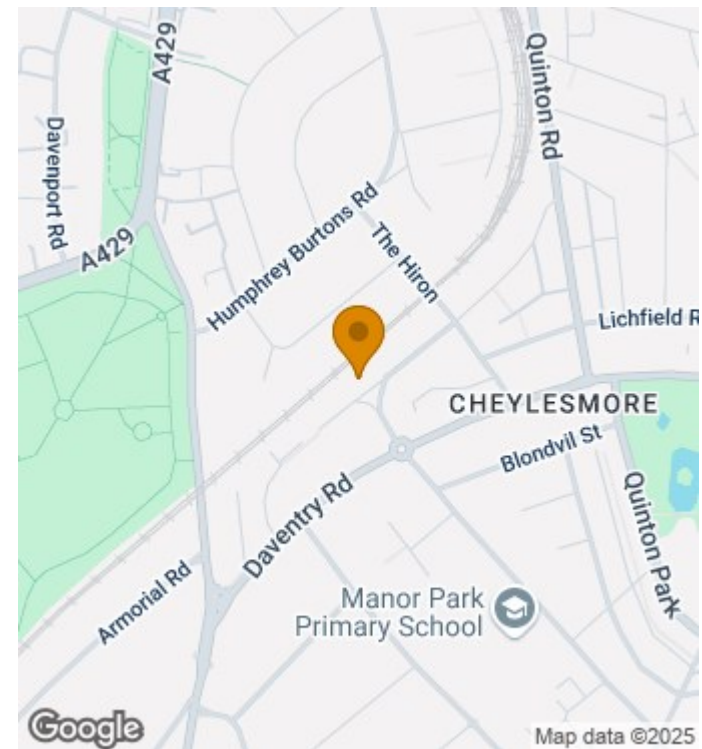
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

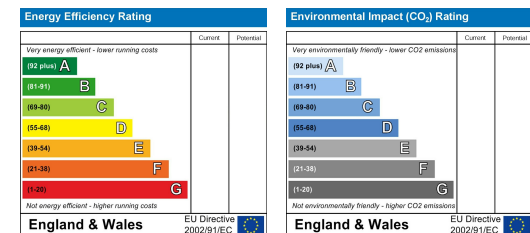
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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