



Dillotford Avenue, Coventry, CV3 5DS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* AVAILABLE NOW - DEPOSIT ALTERNATIVE AVAILABLE\*\*\* This spacious and well-presented three-bedroom semi-detached home is located in the sought-after residential area of Cheylesmore, Coventry, offering excellent access to local amenities, schools, Coventry city centre, and major transport links including the A45 and Coventry Railway Station. The property comprises an inviting entrance hallway with downstairs W/C, a bright through lounge with bay window and gas fire leading into a dining area, and a fitted kitchen with oven and gas hob. The ground floor also features a large utility room with access to an office space, ideal for home working. Upstairs, there are two generous double bedrooms with fitted wardrobes, a single bedroom, and a family bathroom with both a bath and separate shower cubicle. Externally, the home benefits from a large rear garden, private driveway, and a single garage. Offered UNFURNISHED. Council Tax Band D. Energy Rating D.





## Key Features

- Available Now
- Cheylesmore, Coventry
- Three Bedrooms
- House
- Unfurnished
- Rear Garden
- Garage
- Council Tax Band D
- Energy Rating D

**PCM**  
**£1,400 PCM**

### **Important Information About Tenancy Costs**

A holding deposit equivalent to ONE WEEKS RENT is required to secure your interest in the property, until all checks have been completed.

Upon successful referencing contracts will proceed and move in details arranged, the holding deposit will be transferred to your account with Sheldon Bosley Knight and held towards the initial first month's rent unless otherwise agreed.

In case of the following conditions, the holding deposit will be retained, in full to cover company costs incurred:

- False, inaccurate, missing, or misleading information is supplied by you
- Failure by the applicants, or their referees, guarantors (or other third parties supplied by you and relating to your application) to complete the process and sign any Tenancy agreement within 14 days from the date of application (You must ensure that you advise all contacts beforehand that they will be contacted). Should we need to extend this deadline, we will email you to confirm and, in any event, when we inform you that references are complete, the deadline for contract signing will extend by one week (i.e. total 21 days from payment of the holding deposit).
- No legal authority to rent (Failing Right to Rent Checks)
- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.

### **Online Viewings**

Please be advised that due to high demand, all applicants are required to attend an in-person viewing of the property before submitting an application. Online viewings are for visual reference only and do not serve as a substitute for an in-person viewing.

### **Deposit Alternative Option**

Instead of a traditional deposit, you will be required to pay a one-time check-in fee to Flatfair Ltd, equivalent to 28% of the rent plus VAT. This alternative significantly reduces your upfront moving costs.







# Floorplan



EPC Rating - D

Tenure -

Council Tax Band -

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

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