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Poitiers Road
Cheylesmore CV3 5JY

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***COMPLETELY REFURBISHED *** CORNER PLOT

***An ideal opportunity to acquire a three bed semi detached property that has been totally refurbished to a high standard using high quality materials. This home has had a new alarm system, new double glazing, new wiring, new gas central heating, new magnet kitchen, new bathroom, new carpets and flooring and new laminate flooring to the kitchen dining area.

It consists of an entrance hallway, lounge with a new feature fire place, inset gas fire with mantle and surround, an open plan kitchen diner with a full range of floor and wall mounted units, an integrated fridge freezer, 4 ring gas hob with an extractor fan over and a single fan oven below. It has a double glazed door leading out to the rear and has a useful pantry that houses the combi gas boiler and plumbing for a combined washer dryer.

Upstairs consists of two good sized double bedrooms, a good sized single - all with new carpets and a brand new family bathroom with a modern white suite and power shower over the bath.

There are gardens to the front and rear, to the front there is a large gravel driveway giving off road parking for several vehicles - which leads to a single concrete sectional garage with an up and over door.

To the rear is a newly laid block paved rear patio which would be ideal for alfresco entertaining, the garden is fully enclosed, mainly laid to lawn with mature borders and shrubs and a useful brick built out house.

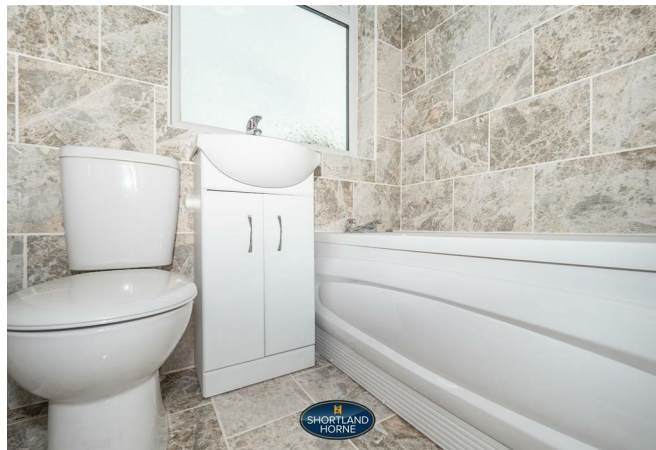
There is a no chain and an internal inspection would be highly recommended.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Hallway

3.61m x 1.70m

Lounge / Diner

6.71m x 3.05m

Kitchen

3.35m x 1.70m

FIRST FLOOR

Bedroom 1

3.66m x 2.74m

Bedroom 2

3.05m x 3.05m

Bedroom 3

1.96m x 2.13m

Bathroom

1.52m x 1.52m

Floor Plan



Total area: approx. 67.7 sq. metres (728.6 sq. feet)
3 Poitiers Road, Coventry

Total area: 728.60 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.

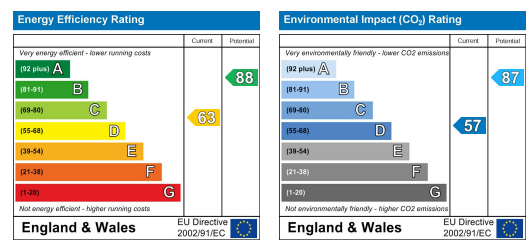
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

Location Map



EPC



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Shortland-Horne

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