
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Peveril Drive
Finham CV3 6NQ

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Welcome to this charming four-bedroom semi-detached house located on Peveril Drive in Coventry. This delightful property is perfect for families, offering a warm and inviting atmosphere. Its prime location ensures easy access to excellent public transport links, popular schools, and a variety of local amenities, making everyday life both convenient and enjoyable.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation, entertaining guests, or even setting up a home office or playroom. The flexible layout is designed to cater to the diverse needs of family life. The house features a practical kitchen and a well-appointed bathroom, making it easy to manage busy routines.

Each of the four bedrooms is generously sized, providing comfortable spaces for restful sleep, peaceful study, or creative play. The property boasts an impressive EPC rating of C, highlighting its energy efficiency, and it falls within council tax band D.

Whether you envision quiet evenings with loved ones or lively weekends hosting friends, this home offers the perfect backdrop. Its ideal location means that families

selling quality
property since 1995




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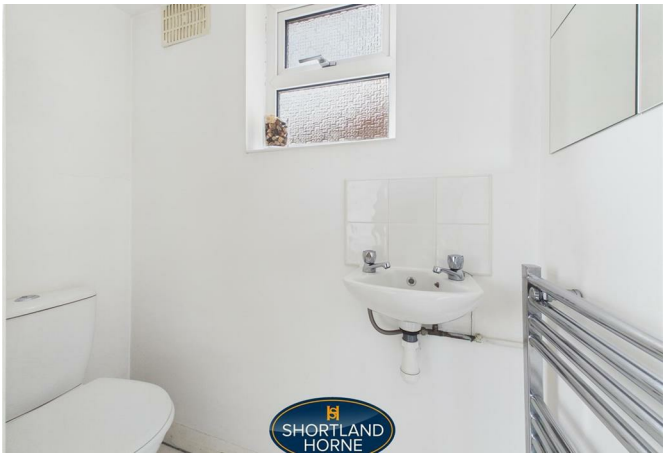

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Dimensions

GROUND FLOOR

Entrance
1.83m x 1.80m

W/C
0.74m x 1.65m

Living Area
2.21m x 3.48m

Living Room
2.97m x 6.81m

Dining Room
2.69m x 2.39m

Kitchen
2.95m x 3.12m

FIRST FLOOR

Bedroom
2.29m x 3.61m

Bedroom
3.56m x 2.57m

Bedroom
3.07m x 2.49m

Bathroom
2.41m x 1.65m

SECOND FLOOR

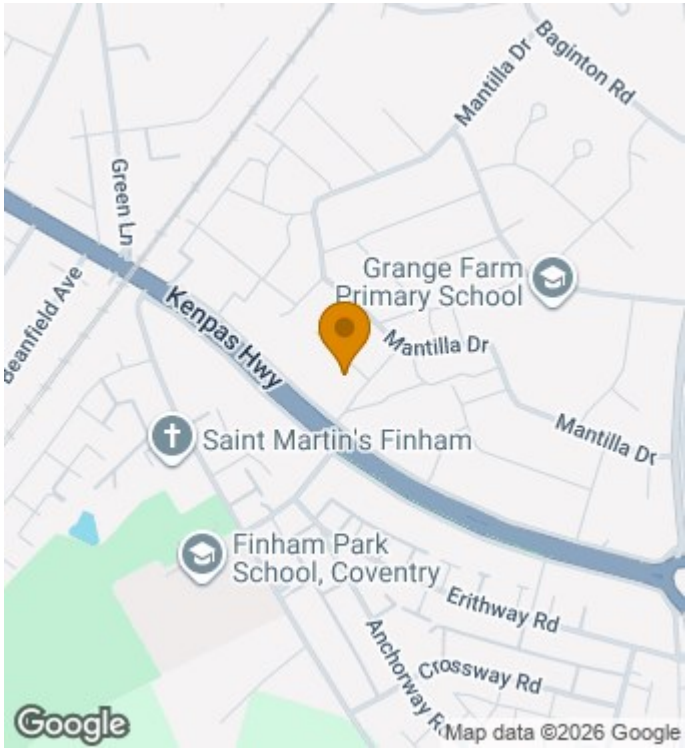
Bedroom
4.90m x 3.20m

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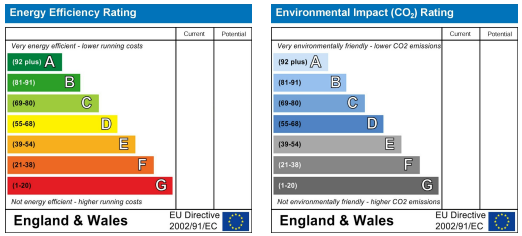
Floor Plan



Location Map



EPC



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 ccordance 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.

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