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Ranulf Croft
Cheylesmore CV3 5FB

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Shortland Horne are delighted to offer for sale this spacious three-bedroom end-of-terrace family home, pleasantly positioned within the popular Cheylesmore area of Coventry. One of the real highlights of the property is its much larger than average enclosed rear garden, complemented by a driveway to the front providing valuable off-road parking.

The accommodation begins with a welcoming entrance hallway, which leads through to a comfortable and well-proportioned front lounge. This provides an ideal space for relaxing and features an attractive bay window allowing plenty of natural light into the room.

Moving towards the rear of the property is a separate lounge/dining room, creating a versatile second reception space with ample room for a family dining table and additional seating. Double doors open directly onto the rear garden, providing a lovely connection between the house and its impressive outside space.

The kitchen extends towards the rear and offers a generous amount of worktop and storage space, with direct access out to the garden. The layout works particularly well

Overall, Ranulf Croft offers an excellent opportunity to acquire a well-proportioned three-bedroom end-of-terrace home with two reception areas, off-road parking and an exceptional rear garden, all within the sought-after and well-connected Cheylesmore area of Coventry.

Ranulf Croft is situated within the highly popular and well-established residential area of Cheylesmore, to the south of Coventry city centre. The location has long been popular with families and commuters thanks to its excellent range of local amenities, schooling and convenient transport connections.

Everyday shopping is well catered for, with a variety of local shops and services available around Cheylesmore, including the popular Quinton Parade, while further retail, leisure and dining facilities can be found within Coventry city centre. The property is also particularly well placed for access to the city's main railway station, providing regular services to Birmingham and London Euston.

Families are well served by a good selection of schools throughout Cheylesmore and neighbouring Finham and Styvechale, with primary and secondary education available within easy reach. The location is also convenient for Coventry University and provides straightforward access towards the University of Warwick.

One of the area's major attractions is its proximity to the beautiful War Memorial Park, offering extensive open green space, children's play areas, sports facilities and pleasant walking and recreational routes. Nearby Finham, Styvechale and Earlsdon provide

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Dimensions

GROUND FLOOR

Entrance Hallway
1.27m x 3.89m

Lounge
3.78m x 3.71m

Lounge/Dining Room
3.30m x 3.58m

Kitchen
2.29m x 5.97m

FIRST FLOOR

Bedroom
3.33m x 3.89m

Bedroom
2.64m x 3.63m

Bedroom
1.80m x 3.28m

Bathroom
2.29m x 2.16m

Floor Plan



Total area: 875.00 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.

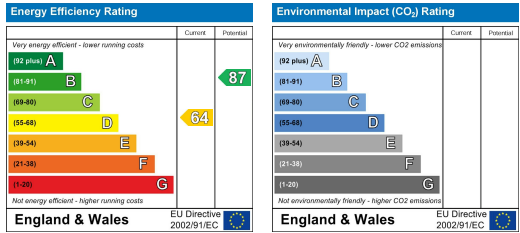
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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