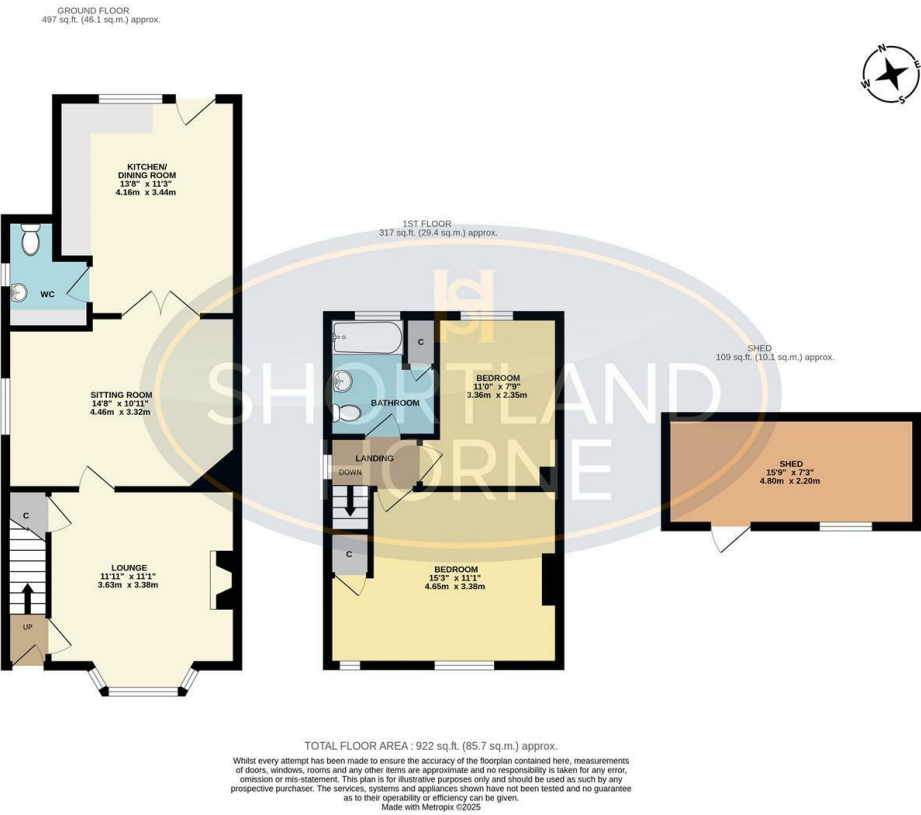
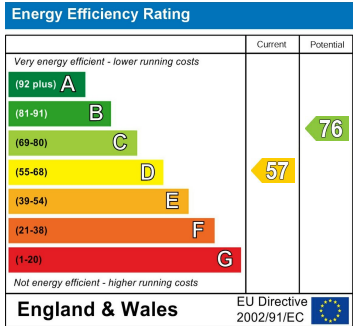


Floor Plan



EPC



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.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Burnham Road
CV3 4BQ



£230,000

Bedrooms 2
Bathrooms 1

Located on Burnham Road in Whitley, Coventry, this charming semi-detached house, built in the 1930's, presents an excellent opportunity for families seeking a well-appointed home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The ground floor features a spacious living room, a comfortable sitting room, and a dining kitchen that is ideal for family meals. Additionally, a utility room with a convenient WC enhances the practicality of the space.

Upstairs, you will find two well-proportioned bedrooms, complemented by a family bathroom that caters to all your needs. The property is very well presented, showcasing a blend of character and modern living.

Outside, the front of the house offers off-road parking for two vehicles, ensuring convenience for you and your guests. The long lawned rear garden is a delightful feature, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. A large shed is also included, offering extra storage for tools and equipment.

Situated close to Jaguar Land Rover, this home is ideally located for those working in the area, while also being within easy reach of local amenities and transport links. This extended semi-detached family home is a wonderful choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely property your own.

- GOOD TO KNOW:
- Tenure: Freehold

Vendors Position: Purchasing another property

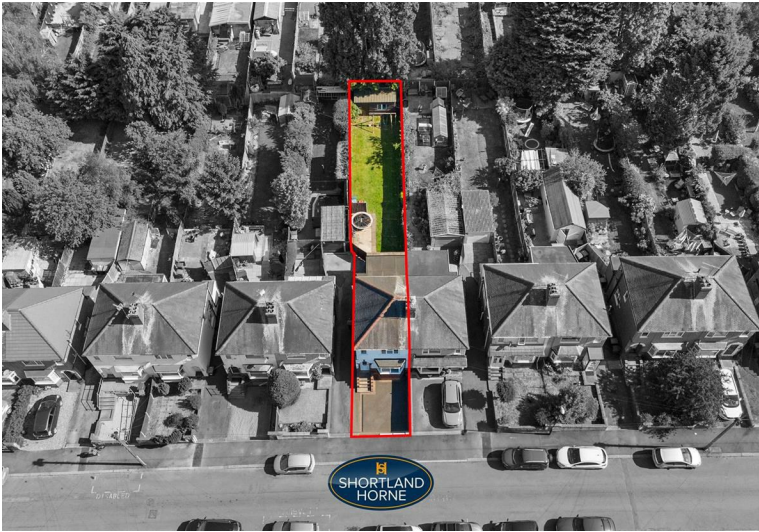
Parking Arrangements: Off road parking for 2 vehicles

Garden Direction: North East

Council Tax Band: B

EPC Rating: D

Total Area: Approx. 922 Sq. Ft



GROUND FLOOR		Landing	
Hall		Bedroom 1	15'3" x 11'1"
Lounge	11'10" x 11'1"	Bedroom 2	11'0" x 7'8"
Sitting Room	14'7" x 10'10"	Bathroom	
Kitchen	13'7" x 11'3"	OUTSIDE	
Utility Room / W.C.		Shed	15'8" x 7'2"
FIRST FLOOR			