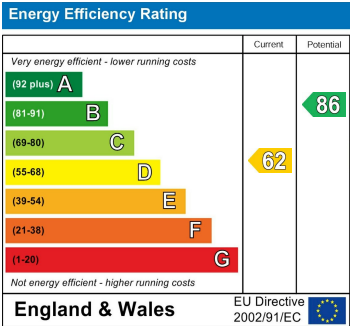


Floor Plan



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.



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call: 02476 442 288
email: sales@shortland-horne.co.uk
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Mulliner Street
Foleshill CV6 5EW



£160,000

Bedrooms 2
Bathrooms 1

Located in Foleshill, Coventry, this well presented end terrace house on Mulliner Street presents an excellent opportunity for both first-time buyers and savvy investors. Recently refurbished, the property boasts a fresh and modern interior while retaining its traditional character.

To the ground floor the house features a spacious reception room, a modern well laid out kitchen and a bathroom offering comfort and practicality for everyday living. Upstairs the two well-proportioned bedrooms provide ample space for relaxation, making it an ideal setting for small families or professionals. The rear garden is easily maintained.

Currently, the property is let and achieves a monthly rental income of £850, highlighting its potential as a lucrative investment. With its convenient location and attractive features, this home is not only a comfortable place to live but also a sound financial choice.

Whether you are looking to step onto the property ladder or expand your investment portfolio, this end terrace house on Mulliner Street is a must-see. Don't miss the chance to make this lovely home your own.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain. Tenants vacate June 2025
Parking Arrangements: On street parking
Garden Direction: South
Council Tax Band: A
EPC Rating: D
Total Area: Approx. 619 Sq. Ft



GROUND FLOOR		Bedroom 2 Back Garden	10'4" x 9'4"
Dining / Living Room	12'2" x 12'0"		
Kitchen	12'0" x 10'4"		
Lobby			
Bathroom			
FIRST FLOOR			
Bedroom 1	12'2" x 12'0"		