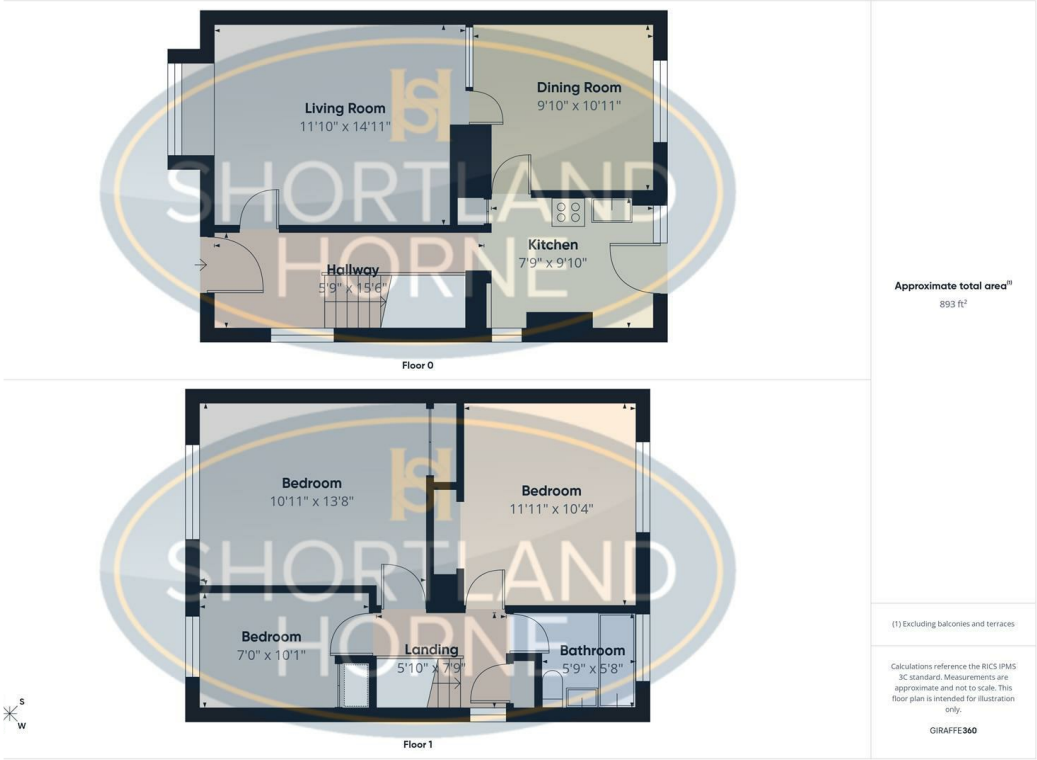
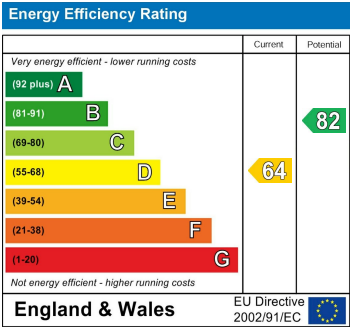


Floor Plan



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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Clark Street
CV6 7HE



£200,000 Offers Over | Bedrooms 3 Bathrooms 1

Nestled on Clark Street in the residential area of Courthouse Green, Coventry, this three-bedroom semi-detached house presents an opportunity for families seeking a new home. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned living room and dining room would create a warm and inviting atmosphere, perfect for family gatherings.

The kitchen is functional and offers the potential for modernisation, allowing you to create a culinary space that suits your needs. The family bathroom is conveniently located, serving the three good-sized bedrooms, which are ideal for children or guests.

One of the standout features of this property is the sunny private back garden, a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. While the house is in need of a little tender loving care, it offers a fantastic canvas for those looking to add their personal touch and make it their own.

This semi-detached home is not only a great investment but also a wonderful place to create lasting memories with loved ones. With its prime location and potential for improvement, this property is sure to attract interest from families and first-time buyers alike. Don't miss the chance to view this lovely home and envision the possibilities it holds.



front		bathroom
lounge	11'10 x 14'11	rear garden
dining room	9'10 x 10'11	
kitchen	7'10 x 9'10	
bedroom one	10'11 x 13'8	
bedroom two	11'11 x 10'4	
bedroom three	7'0 x 10'4	