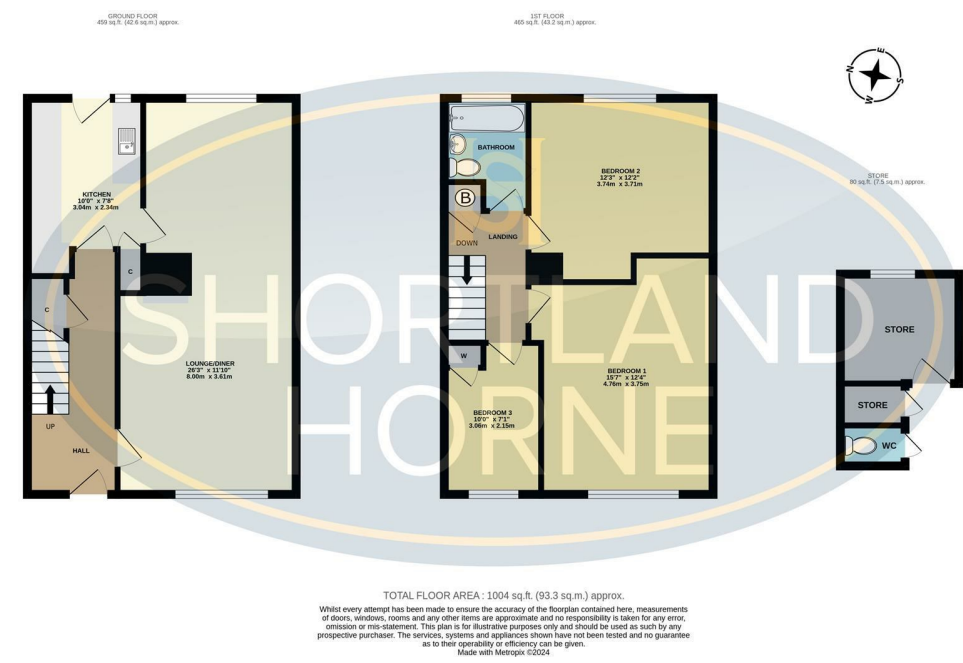
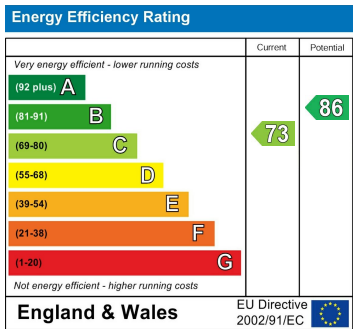


Floor Plan



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
visit: shortland-horne.co.uk

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Proffitt Avenue
Courthouse Green CV6 7EN



£195,000 Offers Over

Bedrooms 3
Bathrooms 1

Offered for sale with no onward chain is this spacious and very well presented three-bedroom home is perfect for a growing family seeking ample living space and outdoor enjoyment. The well-maintained front garden and rear garden offer ideal settings for children to play freely while adults can unwind in the summer sunshine.

The property is immaculate with new double glazing throughout. Inside, the property impresses with a welcoming entrance hallway leading to the bright and airy lounge/diner, providing a comfortable retreat for relaxation and offers views of the rear garden, creating a delightful ambiance for family meals and entertaining guests. The well-equipped kitchen features a good range of storage units, ample work surfaces, and space for essential appliances, catering to everyday convenience.

Upstairs, the property boasts two generously sized double bedrooms, providing plenty of space for rest and relaxation. Additionally, there's a very spacious third bedroom that offers versatility for use as a home office, playroom, or guest accommodation. The family bathroom completes the upper level with modern amenities and functionality.

Outside,the low maintenance rear garden provides a peaceful oasis with ample space for outdoor activities and gatherings. Additionally, there's an outside w.c. and a workshop/store, adding practicality and storage options. The gated front garden can be used to park vehicles.

The property's location is highly desirable, surrounded by fantastic amenities including Gallagher Retail Park and Arena Shopping Park. Local shops, schools, various pubs, and restaurants are within easy reach, ensuring everyday convenience. Moreover, the property enjoys excellent connectivity with major road links such as the M6, M69, and A444, making commuting a breeze for residents.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Street parking. The gated front garden can be used for off-road parking
Council Tax Band: A
EPC Rating: C
Total Area: Approx. 1004 Sq. Ft



GROUND FLOOR		Bedroom 3 Bathroom OUTSIDE Rear Garden Driveway	10' x 7'1
Hallway			
Lounge/Dining Room	26'3 x 11'10		
Kitchen	10' x 7'8		
Landing			
FIRST FLOOR			
Bedroom 1	15'7 x 12'4		
Bedroom 2	12'3 x 12'2		