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Torrington Avenue
CV4 9AR

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NO ONWARD CHAIN

Shortland Horne are pleased to offer to the market this spacious three-bedroom terraced family home located on Torrington Avenue, Tile Hill.

Torrington Avenue is positioned on a residential street popular with families and working professionals alike thanks to the easy access to local shops such as Costco, schools and amenities. The property is also well placed for commuter links via the A45, Tile Hill Train Station and Canley Train Station.

The ground floor accommodation in brief comprises of: Entrance Porch, hallway, spacious 21Ft Lounge/Dining Room, kitchen with a range of wall and base mounted units with space for further appliances and doors leading to the rear garden.

To the first floor you will find two superbly sized double bedrooms and a further single bedroom, as well as a family bathroom.

Externally to the front of the property you will find a front garden and to the rear a well maintained enclosed garden mainly laid to lawn.

A fantastic investment opportunity or first-time purchase. Shortland Horne strongly suggest an internal viewing to appreciate all this property has to offer.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Onward Chain

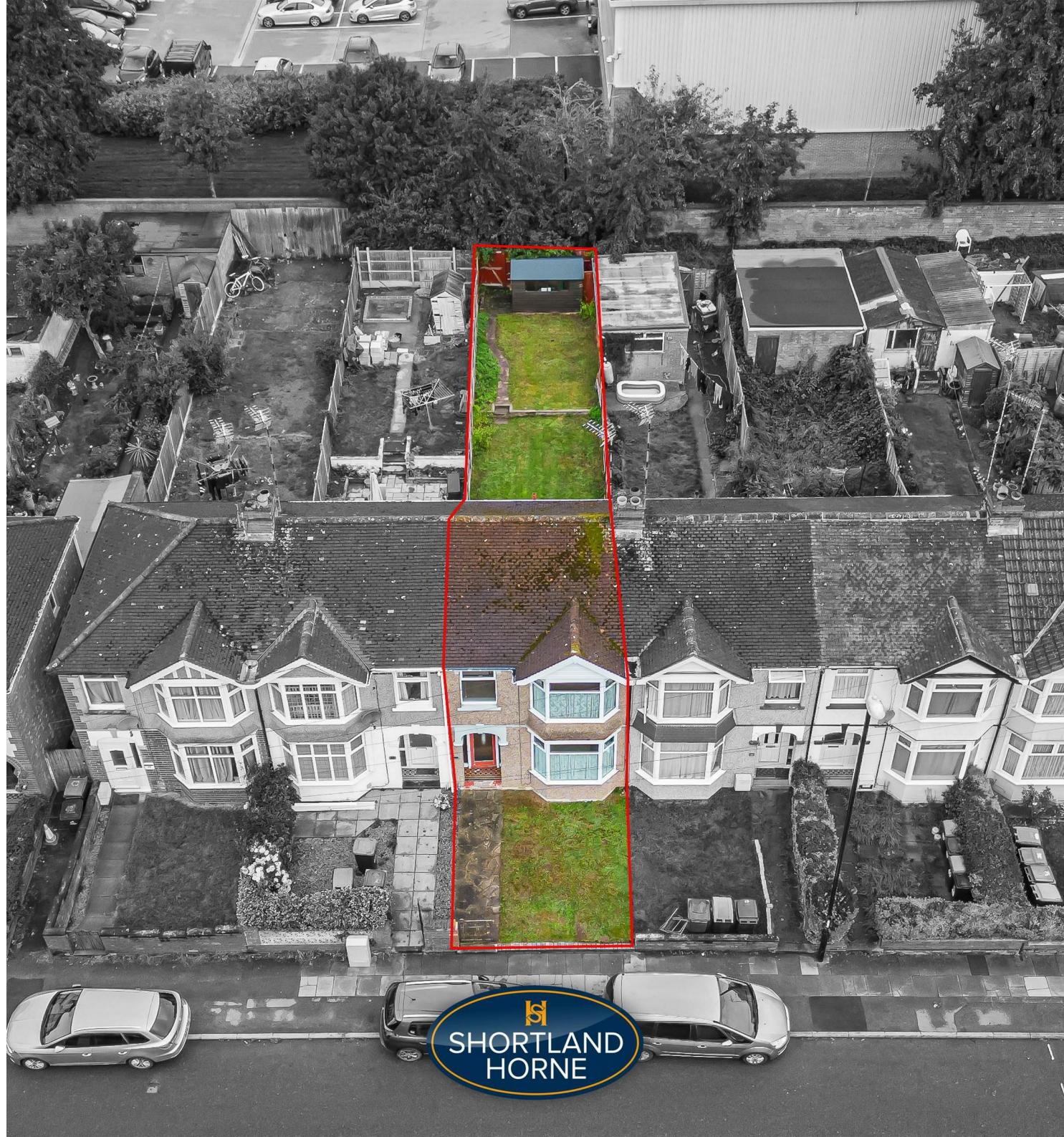
Parking Arrangements: On Street Parking

EPC Rating: D

Council Tax Band: B

Total Area: Approx: 709 Sq. Ft

Selling quality
property since 1995



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Dimensions

Entrance Porch

Entrance Hall

Lounge/Dining Room

6.55m x 3.21m

Kitchen

3.30m x 2.27m

FIRST FLOOR

Bedroom One

3.41m x 2.77m

Bedroom Two

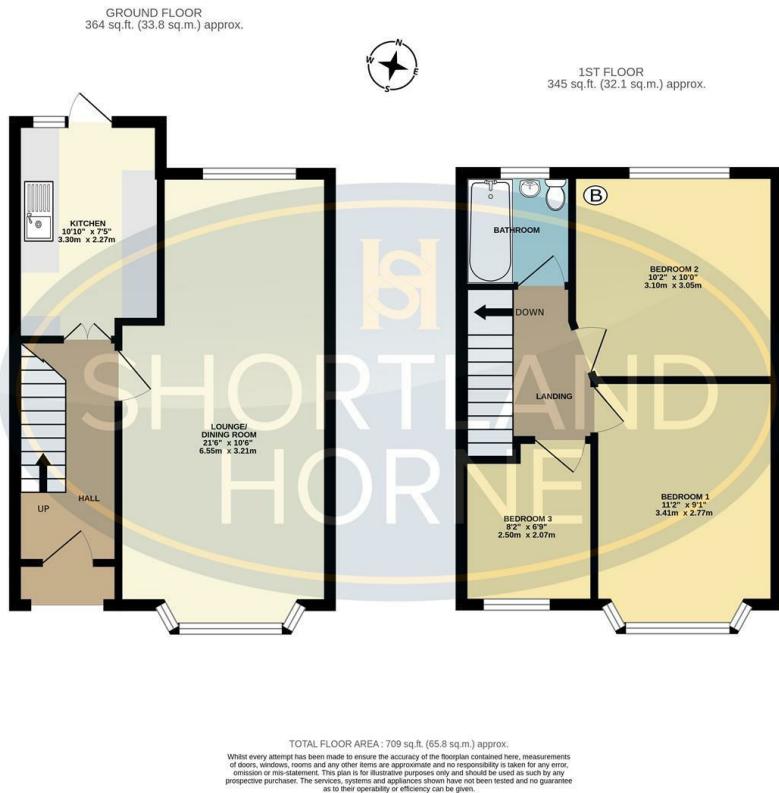
3.10m x 3.05m

Bedroom Three

2.50m x 2.07m

Family Bathroom

Floor Plan



Total area: 709.00 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

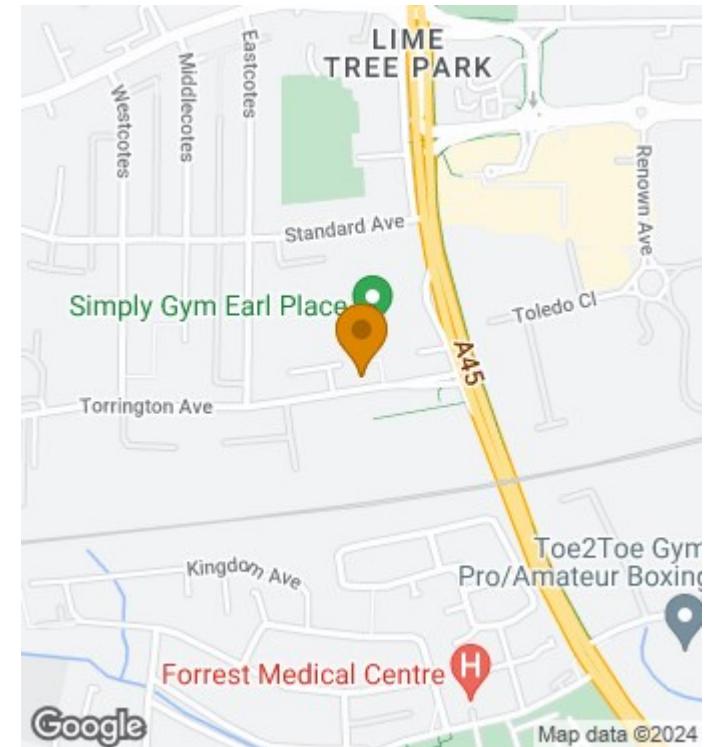
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 practice 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

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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