



Trusted  
Property Experts



Windsor Court  
Coventry CV4 9GW



# Windsor Court

## CV4 9GW

**\*\*OFFERED WITH NO UPWARD CHAIN\*\***

Nestled in the tranquil setting of Windsor Court, Coventry, this charming detached house offers a delightful living experience in a private cul-de-sac. The property features a well-appointed lounge that provides a warm and inviting space for relaxation and entertainment. The kitchen is equipped with essential appliances, making it a practical area for culinary pursuits.

This home boasts two bedrooms, including a spacious double bedroom and a good-sized single bedroom, perfect for guests or as a study. The bathrooms are thoughtfully designed, with one featuring a shower over the bath, ensuring convenience for all residents.

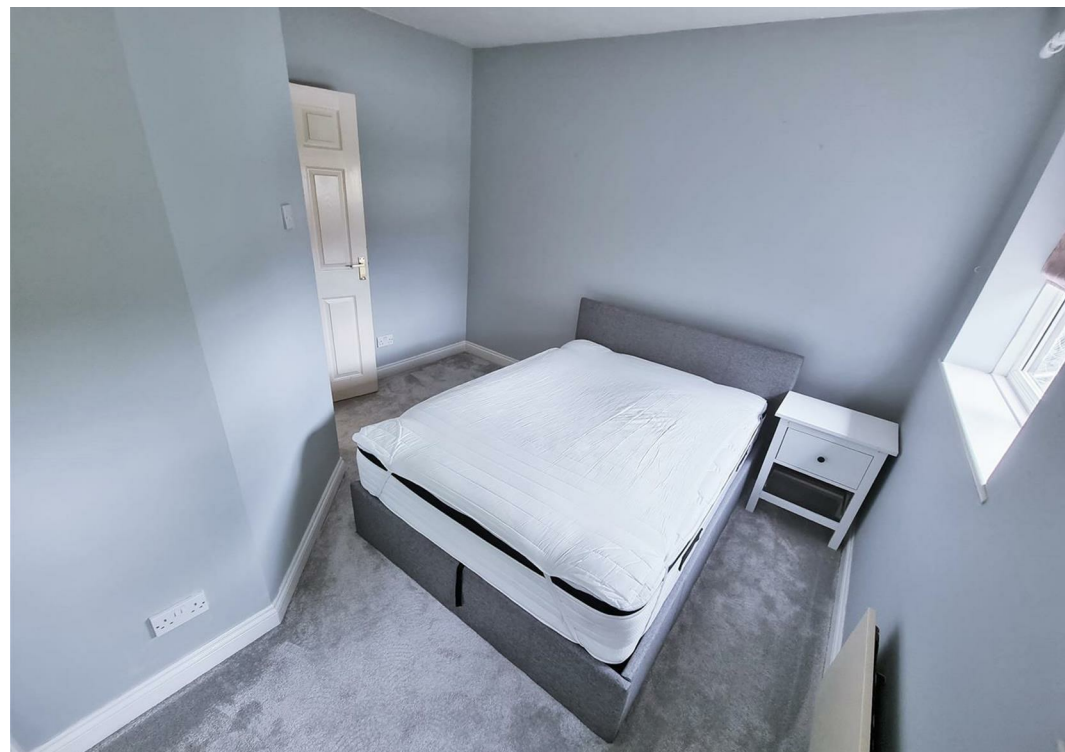
Additional highlights of this property include double glazing, which enhances energy efficiency and comfort, as well as electric heating to keep you warm during the cooler months. The allocated parking space adds to the convenience of living in this lovely home, while the enclosed rear garden offers a private outdoor retreat, ideal for enjoying sunny days or hosting gatherings.

**selling quality**  
property since 1995

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## Dimensions

### GROUND FLOOR

Entrance Hallway

Kitchen

2.67m x 1.75m

Lounge

4.39m x 3.81m

### FIRST FLOOR

Bedroom One

3.40m x 3.23m

Bedroom Two

3.81m x 1.80m

Bathroom

Rear Garden

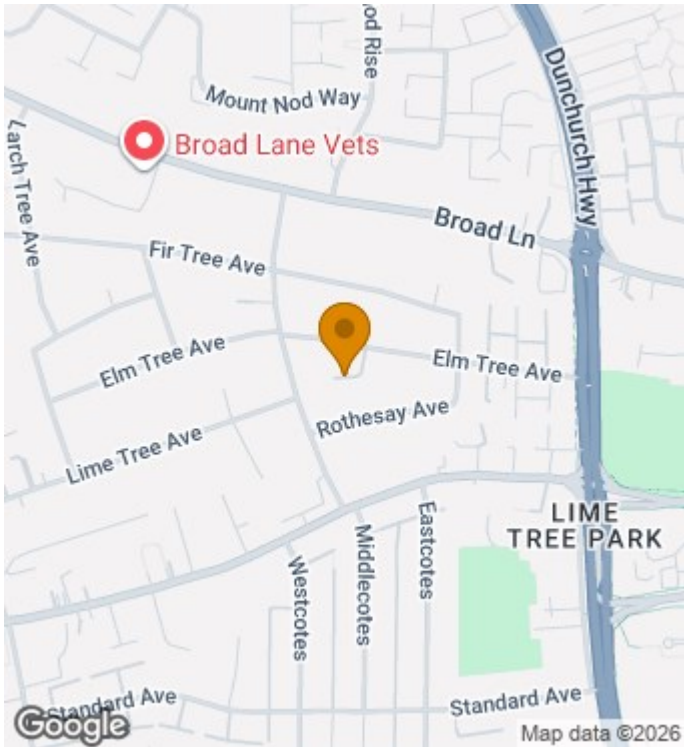
General Information





# Floor Plan

# Location Map



Total area: 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 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.

# EPC

