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Property Experts



Watery Lane  
Penny Gardens, Keresley CV6 2GE



## Watery Lane CV6 2GE

\* WELL APPOINTED O'FLANAGAN BUILT  
DETACHED FAMILY HOUSE \* SMALL SELECT  
MODERN DEVELOPMENT \* GAS CH & DOUBLE  
GLAZED \* 4 WELL PROPORTIONED BEDROOMS \*  
PRINCIPAL BEDROOM WITH ENSUITE SHOWER  
ROOM \* SPACIOUS FULL WIDTH LOUNGE \*  
FITTED KITCHEN \* FAMILY BATHROOM \*  
DOUBLE CAR PARKING BAY \* NO UPWARD CHAIN

Situated on the edge of the Penny Gardens  
development by O'Flanagan Homes, here is a 4  
BEDROOM DETACHED family house on this small  
select modern development to the north west side of  
the city. The property incorporates well proportioned  
family accommodation with gas central heating and  
double glazed windows to be sold with no upward  
chain.

The family home incorporates Entrance hall,  
Cloakroom, Spacious full width Lounge/ Dining room  
overlooking the enclosed private rear garden, Fitted  
Kitchen with split level hob, oven, integrated fridge/  
freezer and dishwasher,. To the first floor Landing, 4  
well proportioned bedrooms two with built in  
wardrobes and the principal bedroom having an  
ensuite shower room and Family bathroom.

The property affords excellent access directly from  
Penny Park Lane to 2 allocated car parking spaces.

selling quality  
property since 1995















## Dimensions

ENTRANCE HALL

CLOAKROOM

SPACIOUS FULL  
WIDTH LOUNGE/  
DINING ROOM

5.33 x 4.77

FITTEED BREAKFAST  
KITCHEN

4.55 x 2.89

LANDING

BEDROOM ONE WITH  
ENSUITE

4.27 x 2.45

BEDROOM TWO

4.04 x 2.44

BEDROOM THREE

2.79 x 2.77

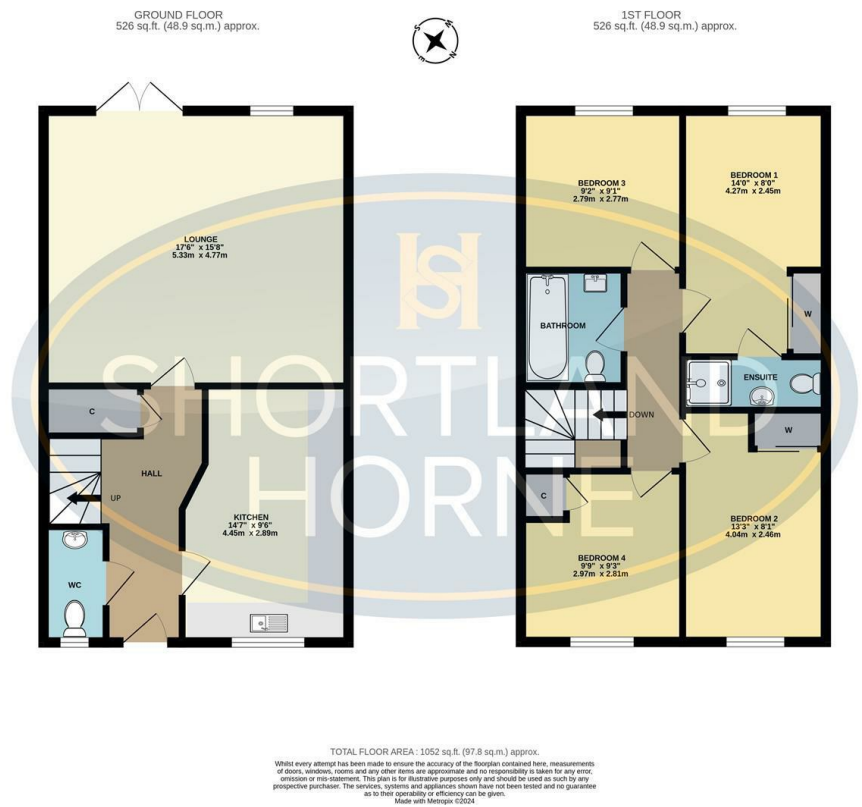
BEDROOM FOUR

2.97 x 2.81

FAMILY BATHROOM

EXCELLENT ACCESS  
TO DOUBLE CAR  
PARKING BAY

# Floor Plan



Total area: 1052.00 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

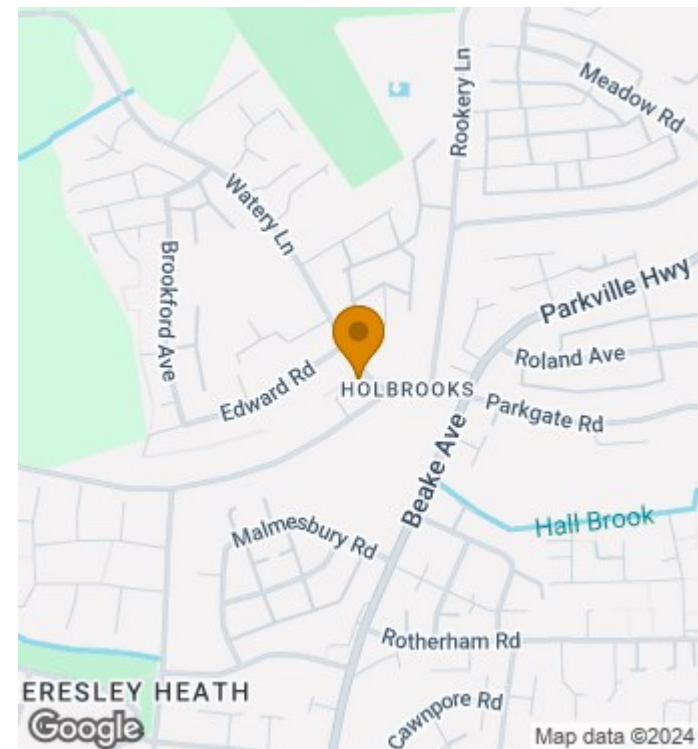
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

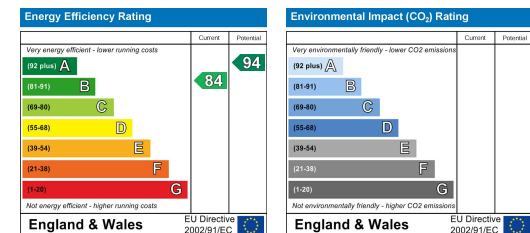
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

# Location Map



## EPC



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