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Watery Lane
Penny Gardens, Keresley CV6 2GE

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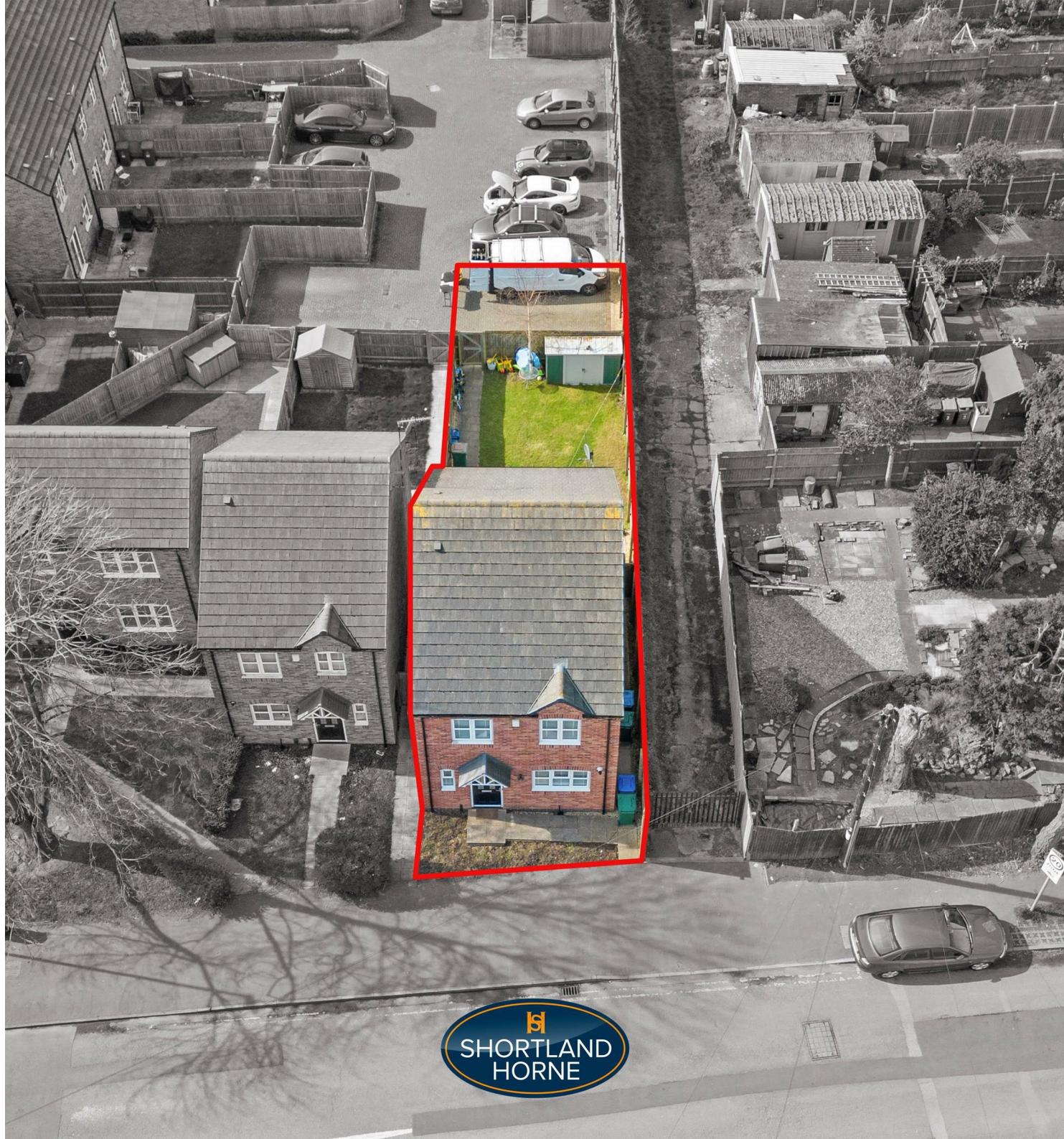
* WELL APPOINTED O'FLANAGAN BUILT DETACHED FAMILY HOUSE * SMALL SELECT MODERN DEVELOPMENT * GAS CH & DOUBLE GLAZED * 4 WELL PROPORTIONED BEDROOMS * PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM * SPACIOUS FULL WIDTH LOUNGE * FITTED KITCHEN * FAMILY BATHROOM * DOUBLE CAR PARKING BAY * NO UPWARD CHAIN

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



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Dimensions

ENTRANCE HALL

FRONT & FULLY
FENCED LAWN REAR
GARDEN

SPACIOUS FULL
WIDTH LOUNGE/
DINING ROOM

5.33 x 4.77

FITTED 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

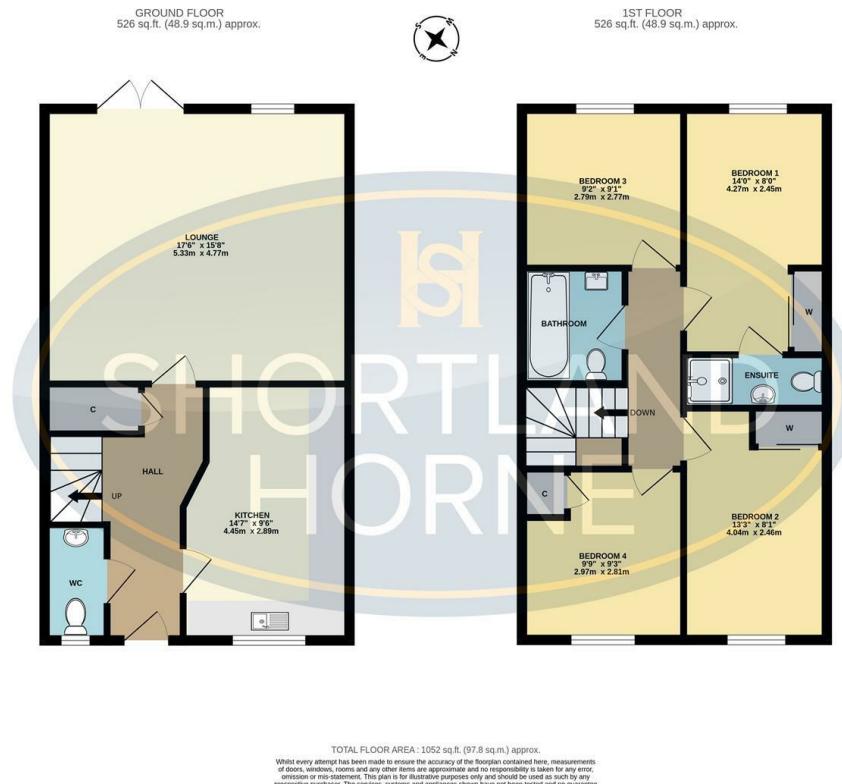
BEDROOM FOUR

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

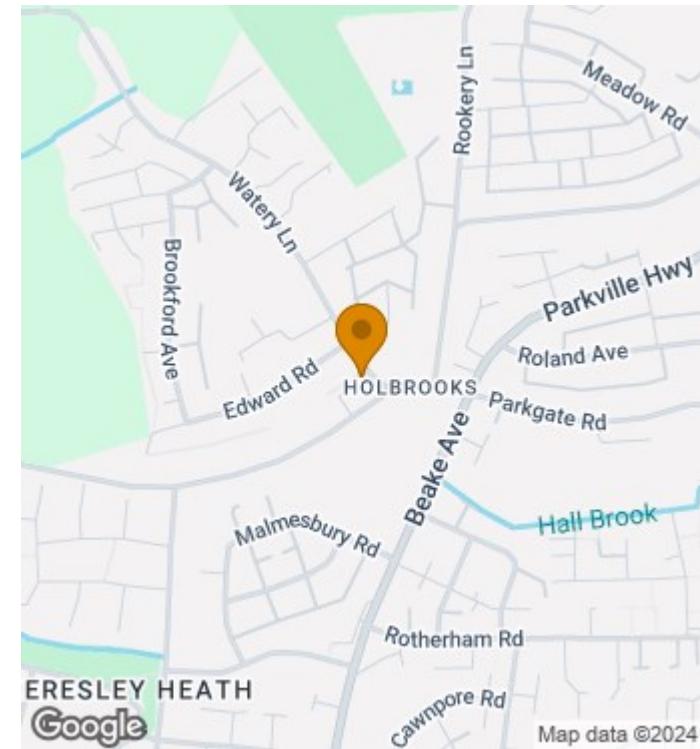
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		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	
94			

Environmental Impact (CO ₂) Rating		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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