



SH
SHORTLAND
HORNE

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Bruce Road
Exhall CV7 9GH

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*DECEPTIVELY SPACIOUS & EXTENDED 3 BEDROOM TERRACE * PLEASANT CUL DE SAC SETTING * DIRECT ACCESS INTEGRAL BRICK GARAGE * NO UPWARD CHAIN

Nestled in a peaceful cul-de-sac just off School Lane, this post war mid-terrace house presents an excellent opportunity for families and first-time buyers alike which has been occupied by the present owners over the past 40 years. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting through lounge/ dining room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests to the double glazed conservatory.

The heart of the home is undoubtedly the extended kitchen, which has been thoughtfully designed to enhance space ideal for culinary family gatherings, ensuring that meal preparation is a delightful experience. Additionally, the property features direct access to an integral garage, providing convenient storage solutions or the potential to incorporate additional living space subject to planning permission.

With gas central heating throughout, and double glazed windows, you can enjoy a

Custom text-box



selling quality
property since 1995





Custom text box





Dimensions

STORM PORCH

FRONT & FULLY

VESTIBULE HALL

FENCED REAR

GARDEN

THROUGH LOUNGE/
DINING ROOM

NO UPWARD CHAIN

7.00 x 5.30

EXTENDED KITCHEN

5.25 x 2.12

DOUBLE GLAZED
CONSERVATORY

3.24 x 3.12

LANDING

BEDROOM ONE

3.55 x 3.00

BEDROOM TWO

3.35 x 3.30

BEDROOM THREE

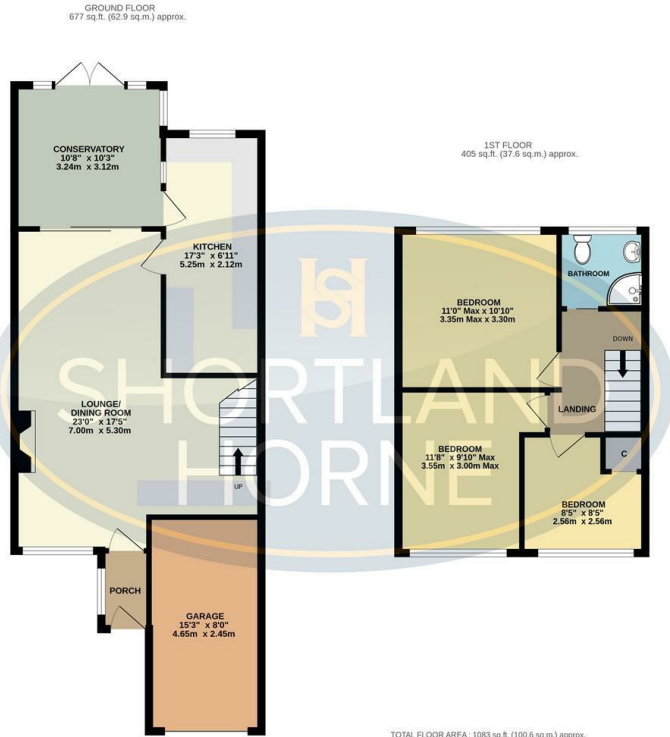
2.56 x 2.56

FULLY TILED
SHOWER ROOM

DIRECT ACCESS TO
INTEGRAL BRICK
BUILT GARAGE

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Floor Plan



TOTAL FLOOR AREA: 1083 sq.ft. (100.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, quantities and specifications shown here are not limited and no guarantee as to their operability or efficiency can be given.
Made with Metropac 02/20

Total area: 1083.00 sq ft

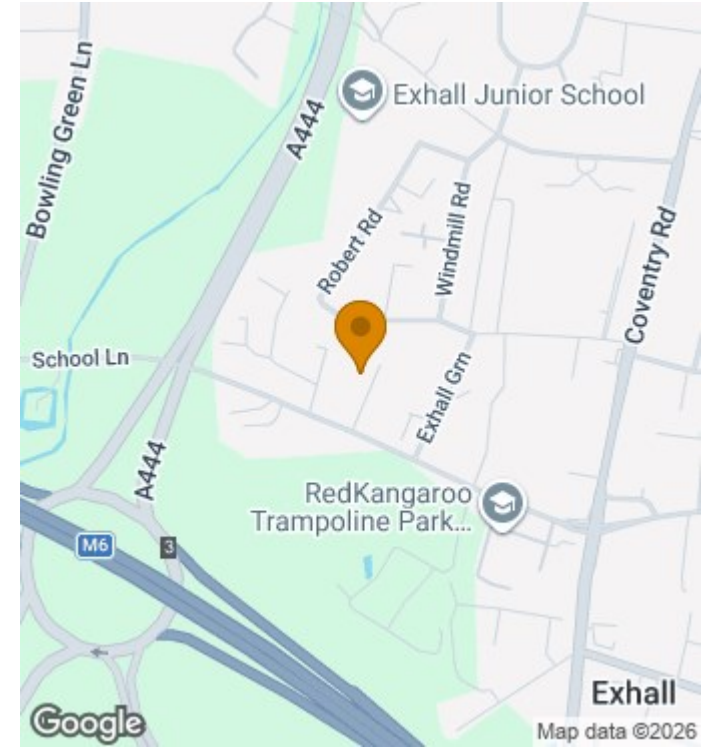
Disclaimer

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

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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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