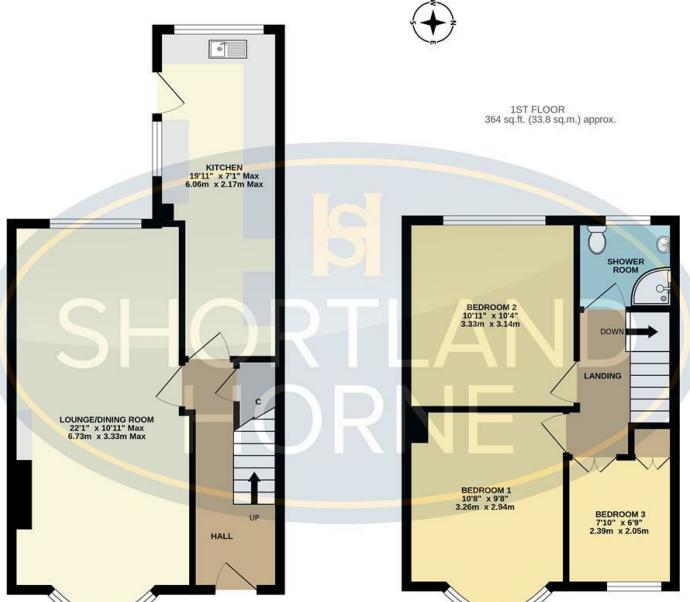
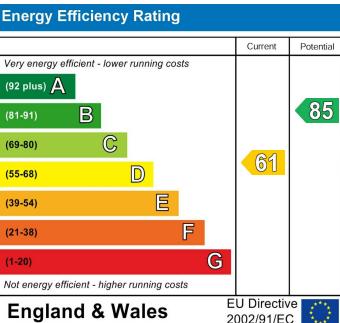


## Floor Plan

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



## EPC



### 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.

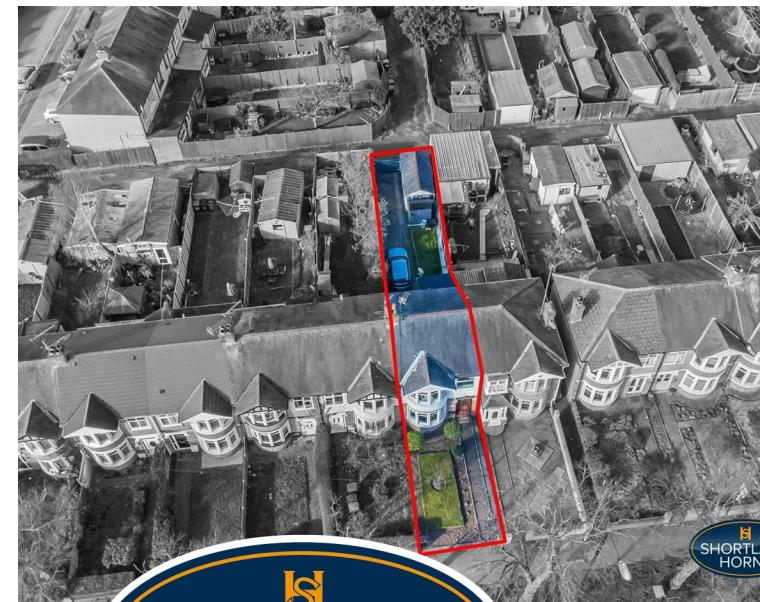
### Appliances

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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123  
email: sales@shortland-horne.co.uk  
visit: shortland-horne.co.uk

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## £239,950 Guide Price | Bedrooms 3 Bathrooms 1

LOVELY FAMILY HOME WITHIN EASY REACH OF THE A45, BIRMINGHAM AIRPORT AND JAGUAR LANDROVER.

This beautiful traditional double bayed three bedroom mid terrace property is conveniently positioned to good local schools and shops with the ground floor offering an entrance hallway, spacious lounge/diner, modern extended kitchen with space for a gas cooker, a washing machine, a fridge freezer and a dishwasher.

On the first floor you will find a family bathroom, two double bedrooms and a single bedroom.

To the front of the property there is a lawned garden with an iron gate surround and to the rear is a fully enclosed west facing garden with access to the garage and rear access parking providing parking for up to three cars.

### GROUND FLOOR

Entrance Hallway	
Lounge/Dining Room	22'1 x 10'11
Kitchen	19'11 x 7'1
FIRST FLOOR	
Bedroom One	10'8 x 9'8
Bedroom Two	10'11 x 10'4

### Bedroom Three

### Shower Room

7'10 x 6'9