



Trusted
Property Experts



Morgan Close
Arley CV7 8PR

Morgan Close

CV7 8PR

Welcome to Morgan Close, Arley, Coventry - a truly stunning detached house that has been completely refurbished to create a beautiful home with a high-quality specification.

Upon entering, you are greeted by two spacious reception rooms that offer plenty of space for entertaining or relaxing. The highlight of this property is the super open-plan L-shaped kitchen, dining, and sitting area, perfect for modern living. Additionally, there is a separate lounge providing a cosy retreat.

This property boasts four generous bedrooms, all of which are double in size, ensuring ample space for the whole family. The quality fitted family bathroom is perfect for unwinding after a long day, while the master bedroom features its own ensuite for added convenience.

Outside, you will find off-road parking to the front of the property, making coming home a breeze. The landscaped rear garden offers a tranquil space to enjoy the outdoors, whether it's for a morning coffee or evening gatherings with friends and family.

Don't miss the opportunity to make this beautifully refurbished house your new home. Contact us today to arrange a viewing and experience the charm and elegance of Morgan Close for yourself.

selling quality
property since 1995







 **SHORTLAND
HORNE**



Dimensions

Ground Floor

Entrance Hall/Living Room
5.14 x 2.37

Kitchen/Dining Room
8.54 x 8.18

Lounge
4.18 x 3.67

W/C

First Floor

Master Bedroom
3.70 x 3.33

En Suite

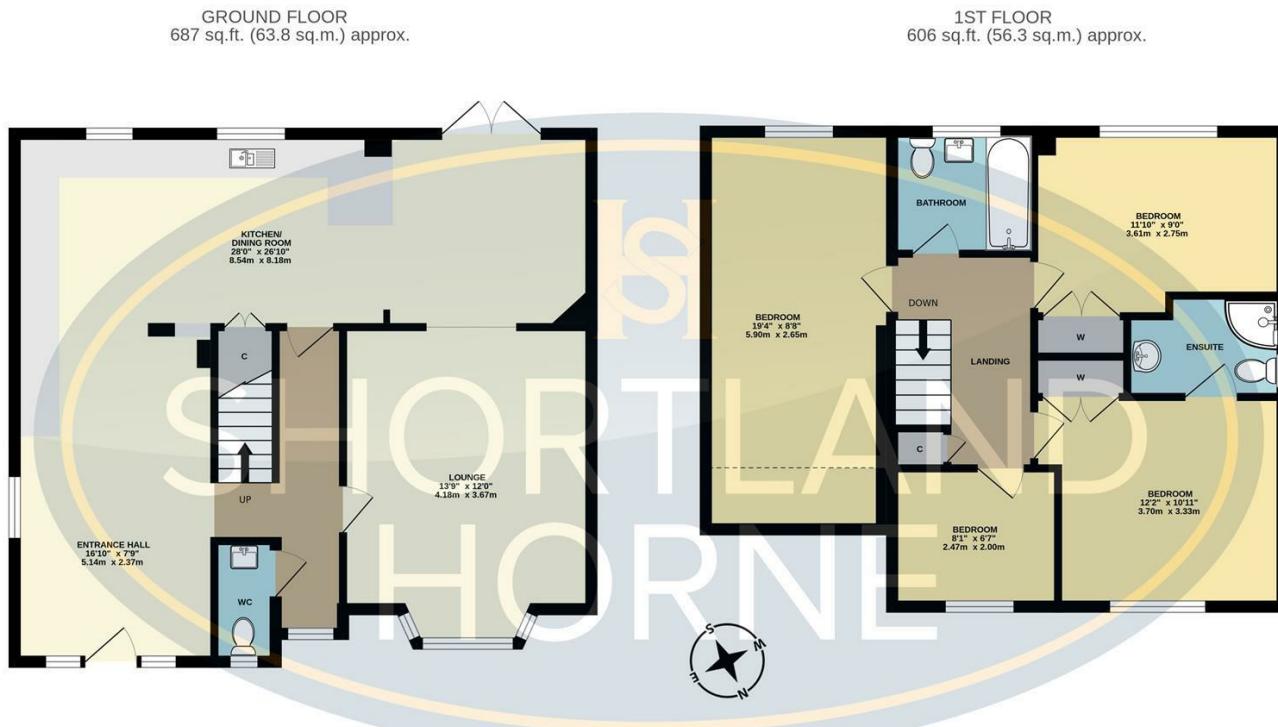
Bedroom 2
5.90 x 2.65

Bedroom 3
3.61 x 2.75

Bedroom 4
2.47 x 2.00

Bathroom

Floor Plan



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropic ©2024

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

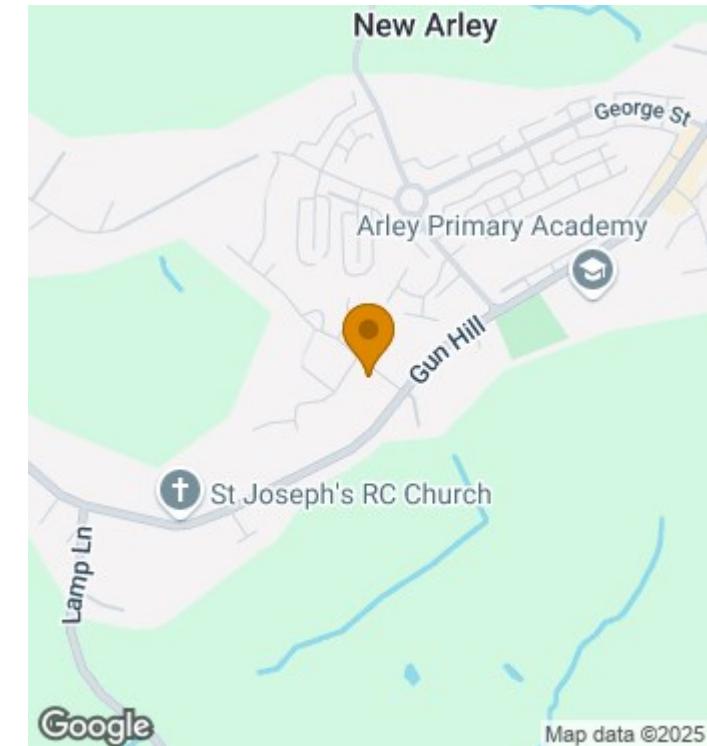
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

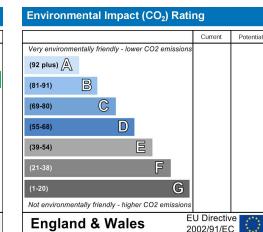
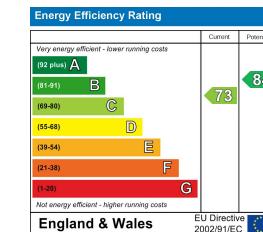
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne

Trusted
Property Experts