



Trusted  
Property Experts



Mile Lane  
CV3 5GD



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### \*CASH BUYERS ONLY\*

A much loved three bedroom end terrace property with plenty of potential set on a super plot conveniently positioned within walking to all the local amenities on Daventry Road and very close to the train station, Coventry city centre and the Memorial Park. The property also comes with the benefit of no onward chain.

The ground floor offers a storm porch, an entrance hallway with doors leading off to a spacious lounge with a feature fire place, a good size kitchen/diner with space for appliances and a conservatory overlooking the rear garden.

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

Outside there is a paved driveway providing off road parking, side access leading to a single garage with an up and over door. The rear is a fully enclosed and mainly laid to lawn and a paved patio area ideal for outside entertaining.

Shortland Horne strongly suggest a viewing to appreciate the potential this wonderful home has to offer.

selling quality  
property since 1995















## Dimensions

### GROUND FLOOR

Porch

Entrance Hallway

Lounge

3.35m x 3.02m

Kitchen/Dining Room

5.08m x 3.07m

Conservatory

3.66m x 1.60m

### FIRST FLOOR

Bedroom One

3.02m x 2.97m

Bedroom Two

3.18m x 3.05m

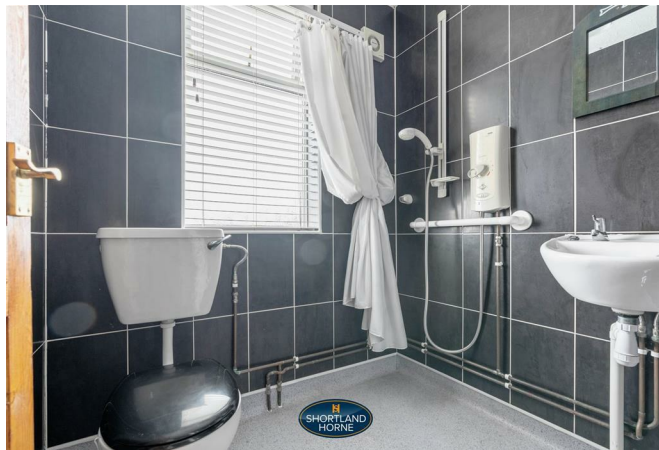
Bedroom Three

2.16m x 2.03m

### OUTSIDE

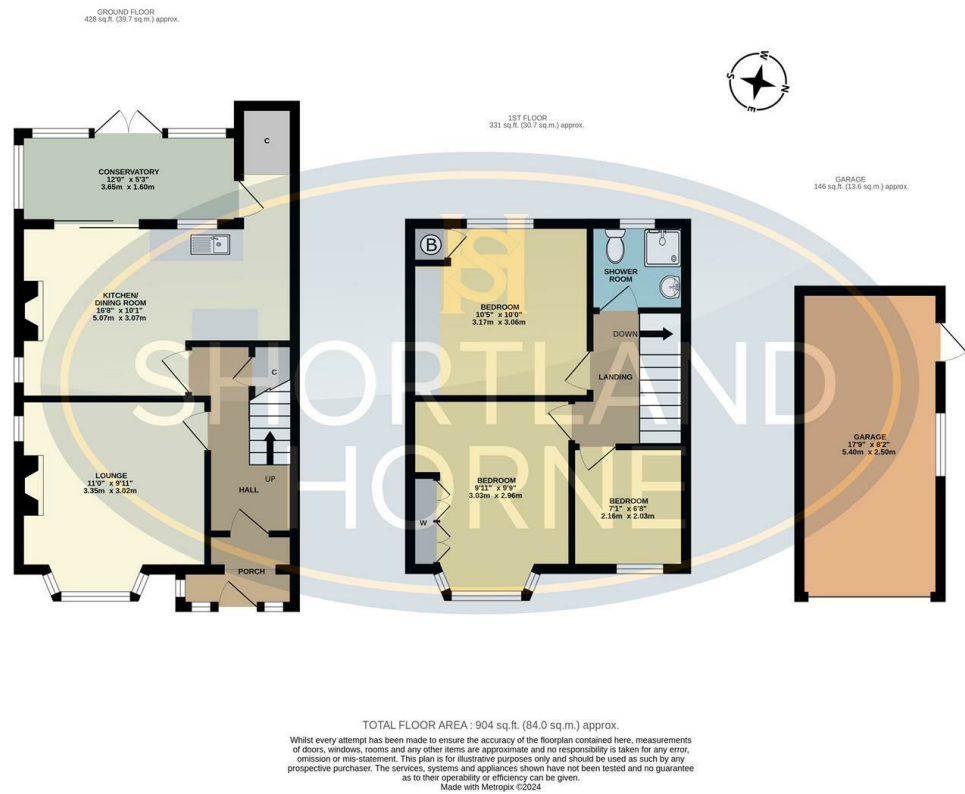
Garage

5.41m x 2.49m





Floor Plan



Total area: 904.00 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.

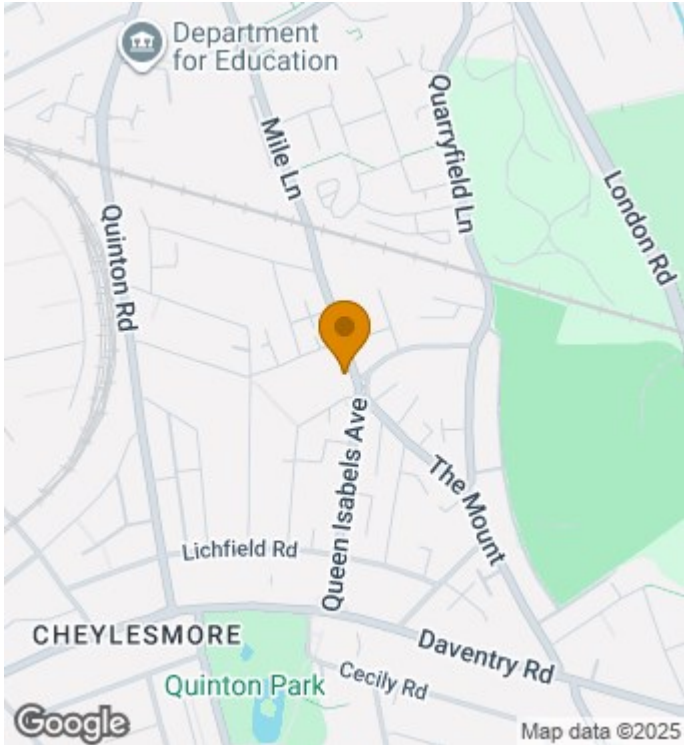
**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our 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.

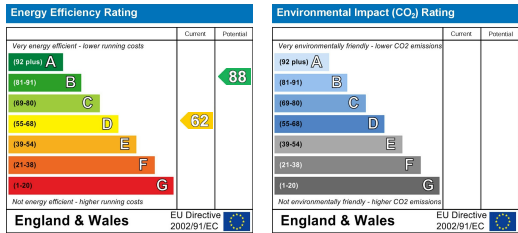
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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