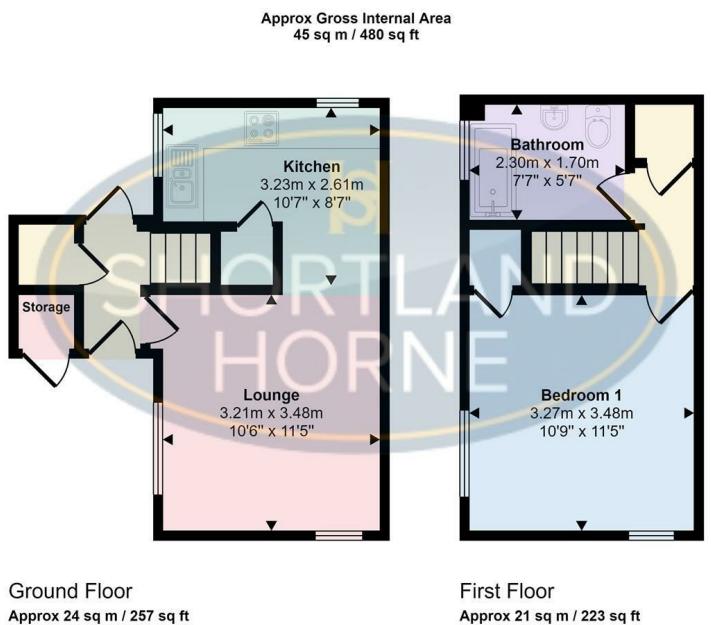
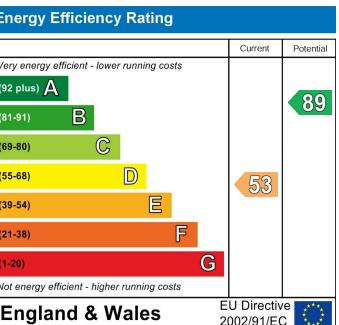


## Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.

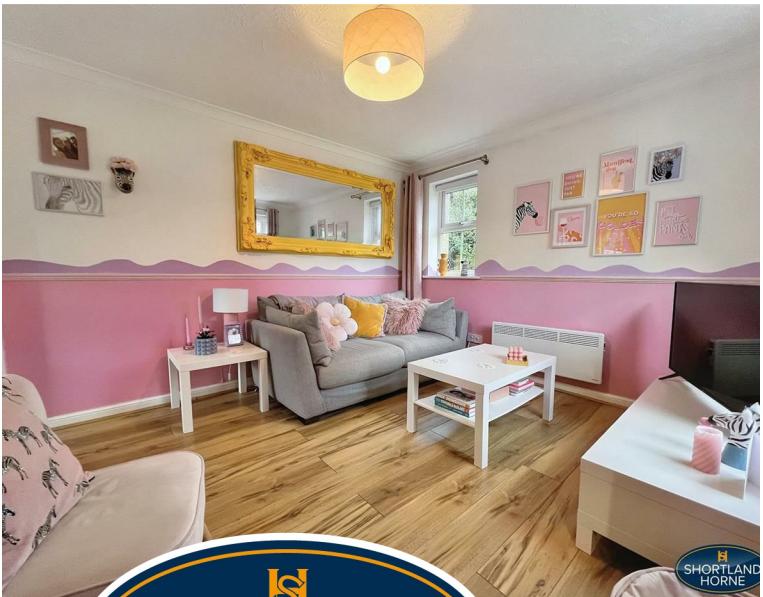
### Appliances

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

follow us



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**Coundon Road**  
**CV1 4AR**



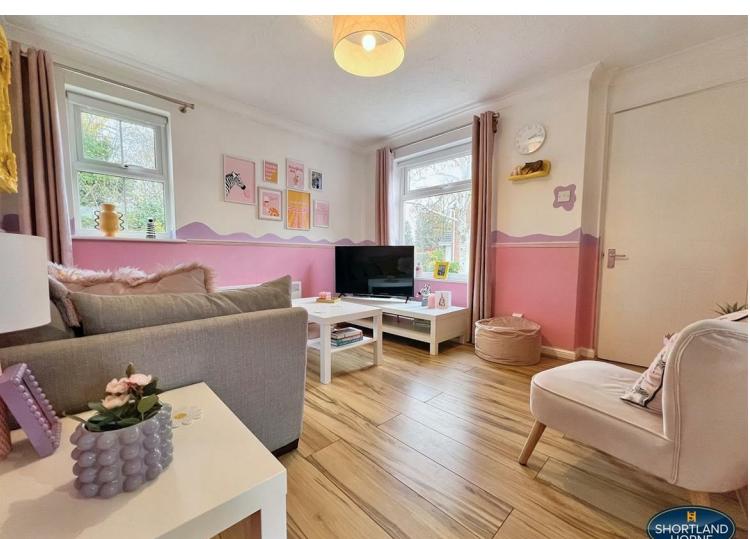
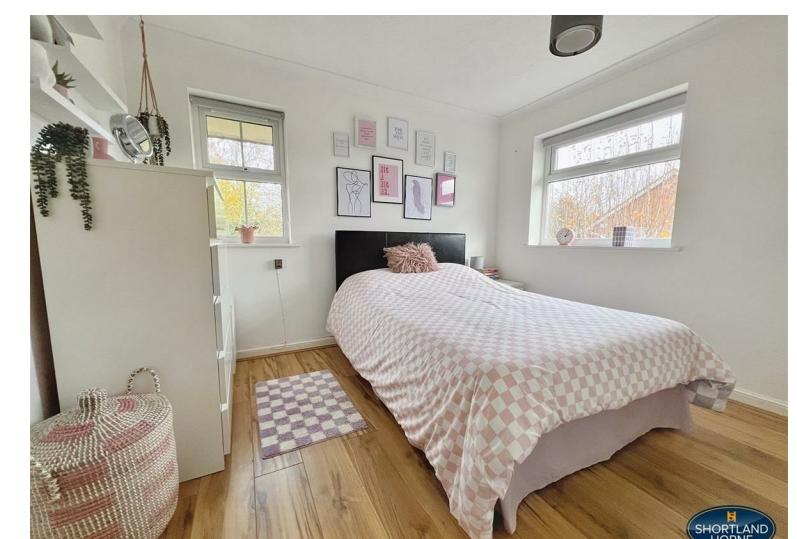
## £165,000 | Bedrooms 1 Bathrooms 1

This charming one bedroom home, which is conveniently located within walking distance to Coventry city centre, making it the perfect property for those seeking to be close to a wealth of amenities. The current owner has updated and stylishly decorated throughout, making this house excellent and ready for you to move in straight away without the need of lifting a finger.

Inside, the house boasts a spacious and bright living area that is perfect for relaxing and entertaining. The kitchen is fully equipped with all the modern appliances you need to whip up delicious meals and entertain friends and family.

On the first floor you will find a double bedroom, offering a peaceful and private retreat. The room is bright and airy, with plenty of natural light with a storage cupboard and a good area for a placing a wardrobe. The bathroom is located on this floor. There is also good storage under the stairs accessible from the kitchen and a very useful cloakroom in the hallway.

Outside there is a fully enclosed rear garden with a shed for extra storage, there is a very useful storage cupboard and two off street parking spaces.



### GROUND FLOOR

Entrance Hall

10'6 x 11'5

Lounge

10'7 x 8'7

Kitchen

10'9 x 11'5

FIRST FLOOR

Bedroom One

7'7 x 5'7

Bathroom