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Property Experts



Cockcroft Avenue  
CV2 3QP



## Cockcroft Avenue

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£1,800 PCM

£2,076 Deposit

Shortland Horne are delighted to present this beautifully presented four bedroom detached family home, ideally located close to Coventry University Hospital and a range of local amenities.

This spacious property offers modern living throughout and briefly comprises an inviting entrance hallway, spacious lounge and a modern open plan kitchen/diner leading to a separate utility area and ground floor W.C.

Upstairs, the first floor boasts four well proportioned bedrooms and a stylish family bathroom with a modern suite. The principle bedroom benefits from modern en-suite shower room.

Externally, the property benefits from a landscaped rear garden. To the front there is a driveway providing off street parking for two vehicles. Please note the Garage & loft space are not included as part of the tenancy.

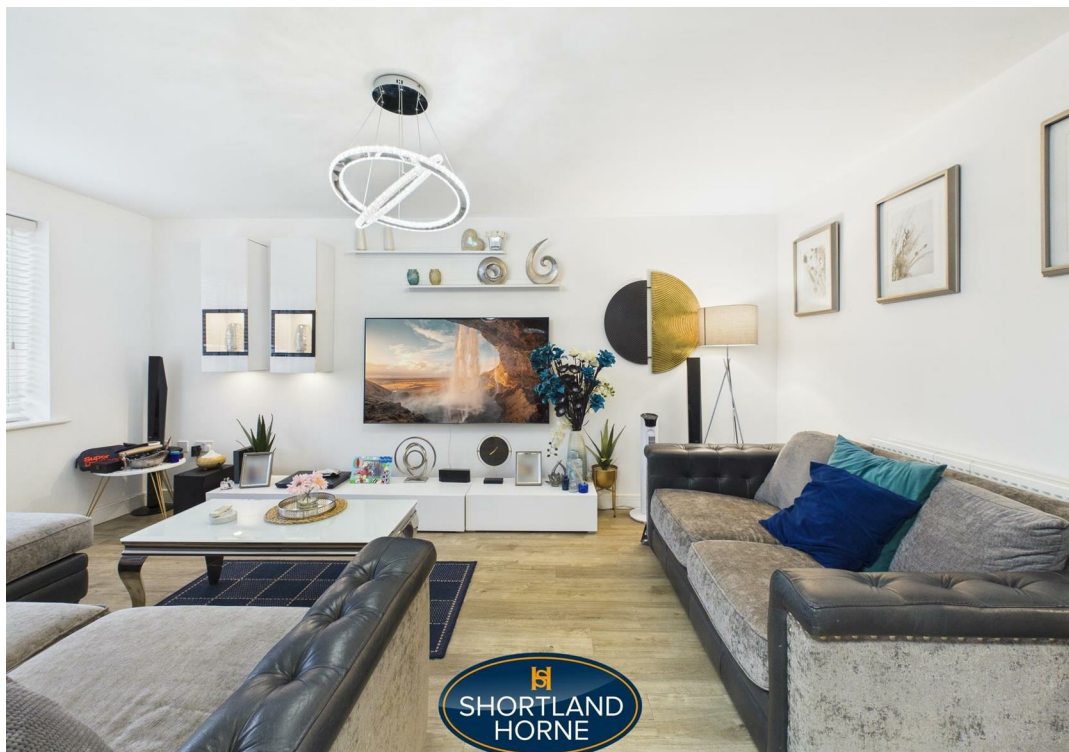
Early viewing is highly recommended to appreciate the quality and location of this lovely family home.

AVAILABLE FROM 1ST MARCH | EPC RATING: B |  
COUNCIL TAX BAND: D

**selling quality**  
property since 1995







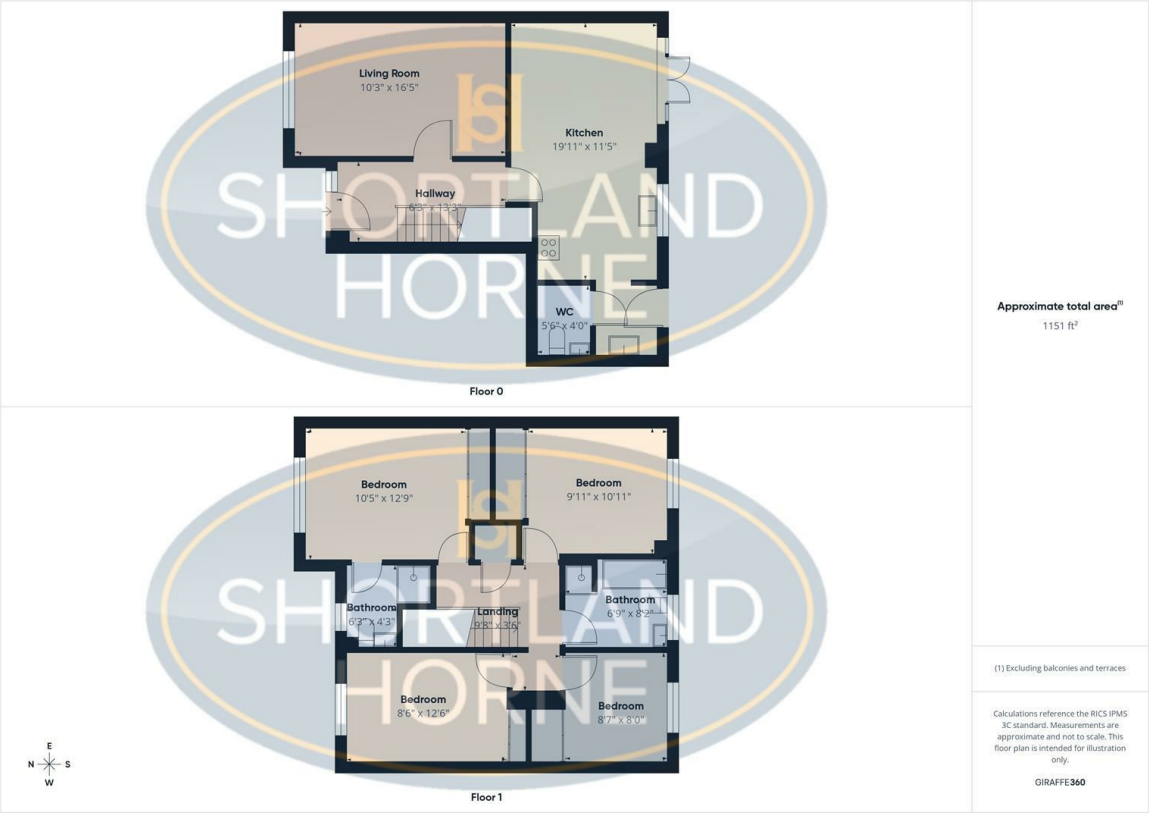




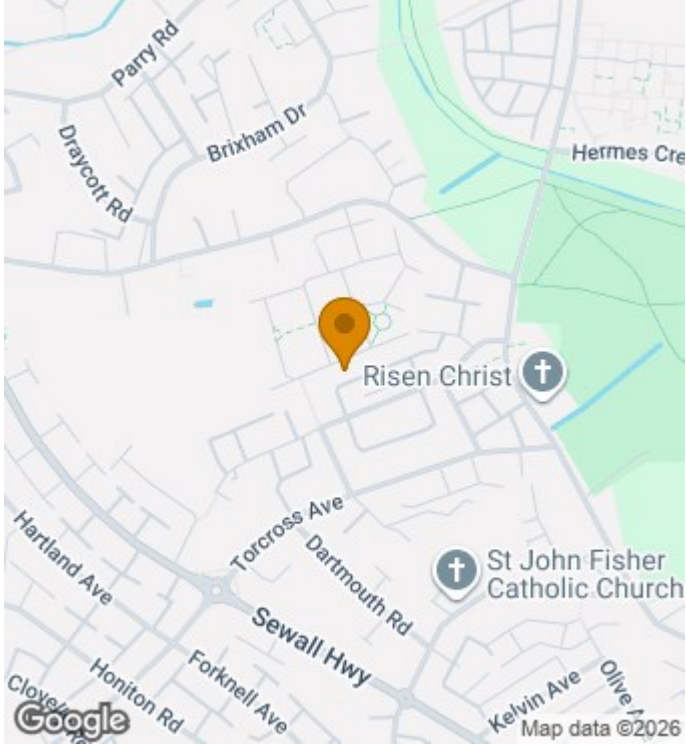




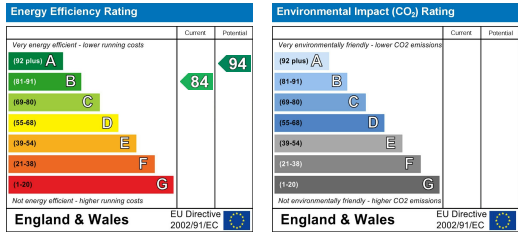
Floor Plan



Location Map



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.

