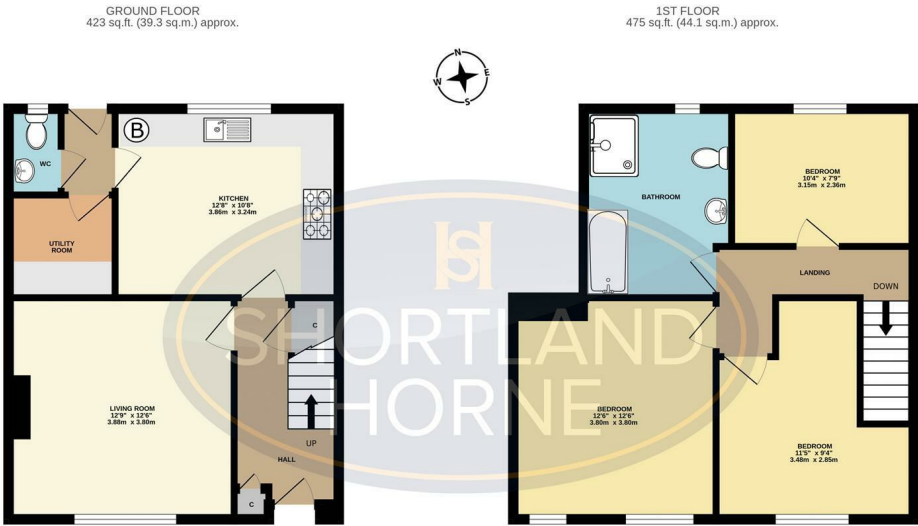
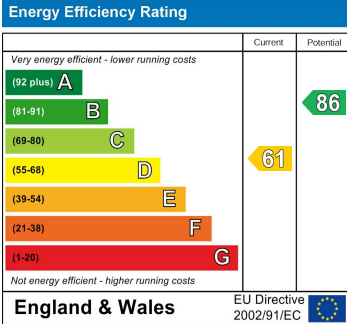


Floor Plan



TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 MemoPro 12/2014

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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**Links Road**  
**CV6 3DP**



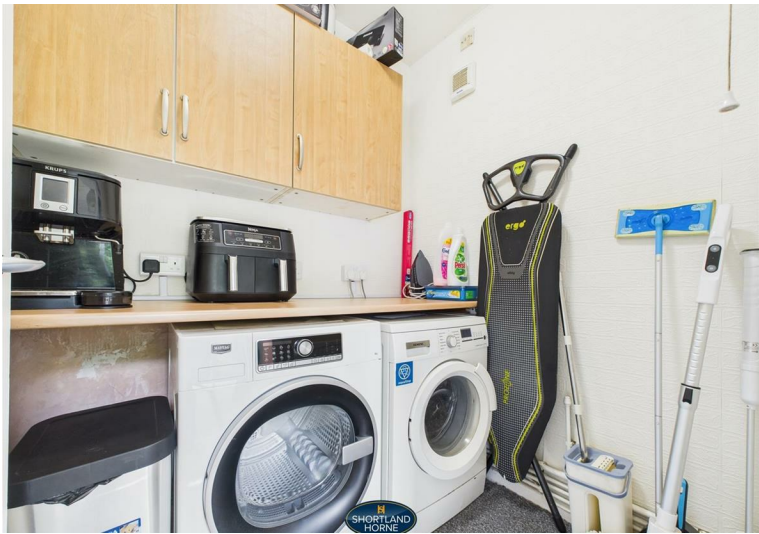


# £225,000 Offers Over | Bedrooms 3 Bathrooms 1

**\*\*THREE BEDROOMS\*\* DINING KITCHEN & UTILITY ROOM\*\* GREAT FAMILY HOME\*\*** This family home has the benefits of double glazing and gas centrally heating (as specified) and is within easy reach of great local schools, shops and motorway links. The accommodation comprises of an entrance hall, lounge, fitted dining kitchen and utility room. To the first floor there are three double bedrooms and a family bathroom.

The luxurious bathroom is fully tiled from floor to ceiling with high end porcelain tiles, featuring a stunning walk in Austrian Artweiger bath with a fitted overhead rainfall shower and hand attachment. Adjacent to the bath is a separate glass enclosed shower cabinet featuring a steam unit transforming the space into a personal spa retreat. This is complemented by mood lighting together with an fm radio and bluetooth. The built in vanity unit houses the basin and toilet cistern allowing storage space with cupboards and drawers. Above the vanity unit is a mirrored heated wall cabinet. Dimming overhead led lighting ensures a relaxing atmosphere. This really needs to be viewed to be fully appreciated

Outside the rear garden is fully enclosed with a patio area and is mainly laid to lawn with a brick built outbuilding. The front of the property is laid to hard standing. The property is on a bus route and walking distance to local shops. COUNCIL TAX BAND B.



GROUND FLOOR		Bedroom One		12'6 x 12'6
Hallway		Bedroom Two		11'5" x 9'4"
Living Room		Bedroom Three		10'4" x 7'8"
Kitchen				
Utility Room				
W/C				
FIRST FLOOR				