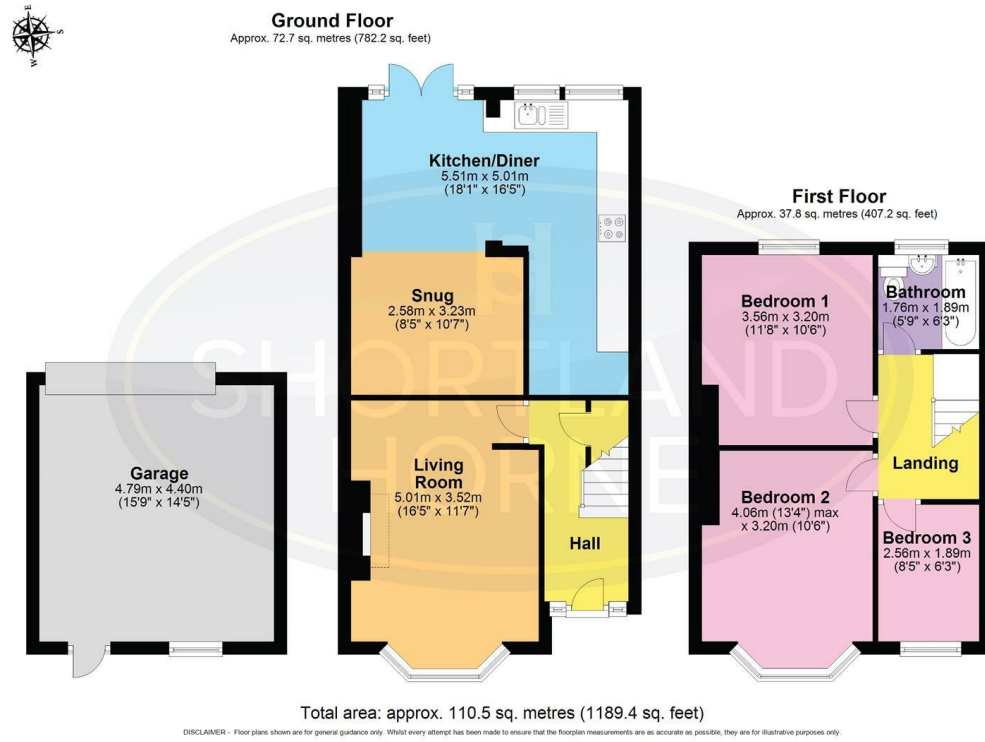


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

**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.

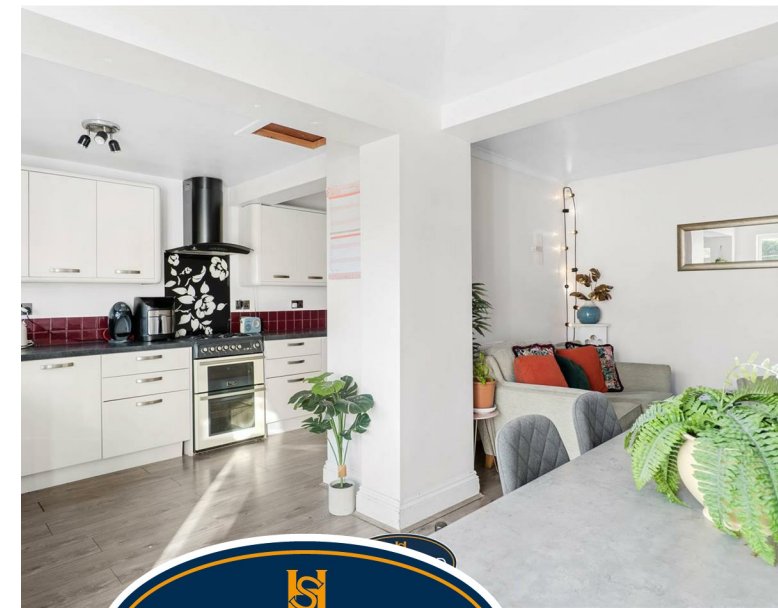
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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  

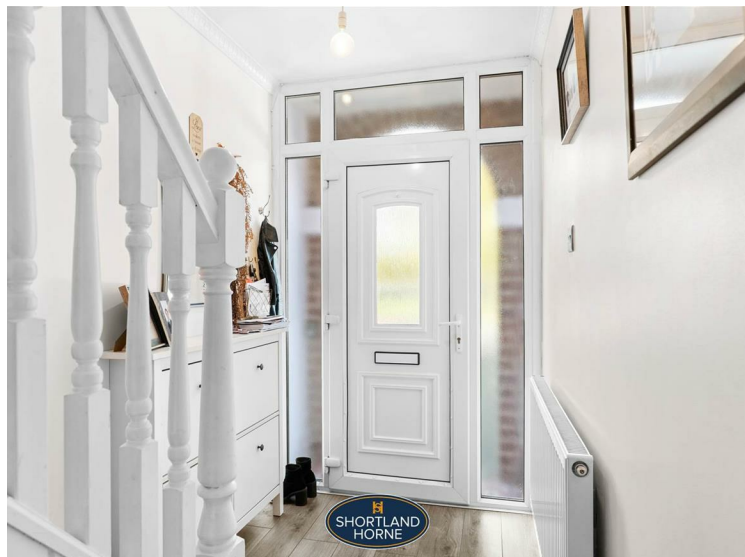


follow us  

**Keresley Green Road**

**CV6 2FG**

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## £265,000 Offers Over | Bedrooms 3 Bathrooms 1

EXTENDED AND A TASTEFULLY DECORATED FAMILY HOME IN WITHIN EASY REACH TO PRESIDENT KENNEDY ACADEMY, CARDINAL NEWMAN SCHOOL & COUNDON COURT SCHOOL.

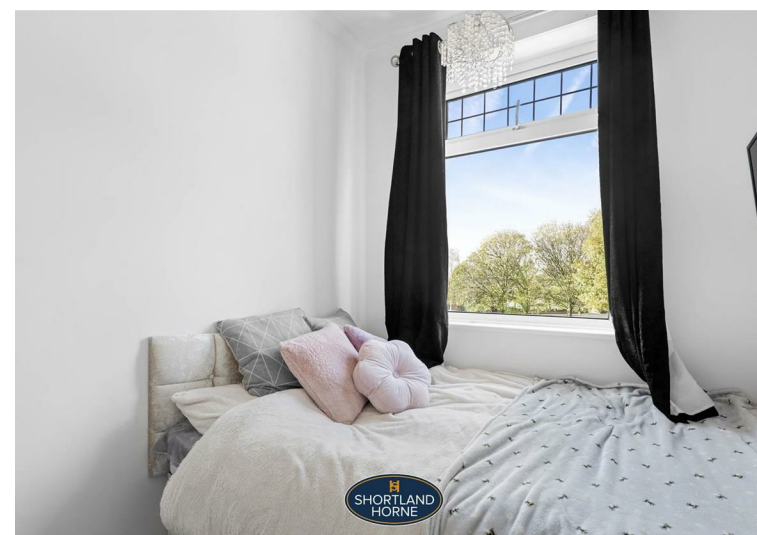
This beautiful three-bedroom terrace home has been superbly extended to suit the modern family and is presented where the buyer(s) can move straight in and is conveniently positioned to local schools, shops and the M6 motorway.

The ground floor offers an entrance hallway with doors leading off to a lounge/diner with a lovely bay window. The extended kitchen really sets the house off with a gas cooker and spaces a dishwasher, a washing machine and a fridge/freezer. There is an open plan dining area with patio doors opening out to the garden.

On the first floor you will find a lovely family bathroom with a bath and shower over, two double bedrooms and a single bedroom all benefitting from fitted wardrobes.

Outside to the front of the property is block paved driveway and to the rear is a fully enclosed low maintenance garden with access to the garage.

This property is to a very high standard and must to be viewed to fully appreciate.



### GROUND FLOOR

Hallway	
Living Room	16'5 x 11'7
Kitchen/Diner	18'1 x 16'5
Snug	8'5 x 10'7

### FIRST FLOOR

Bedroom One	11'8 x 10'6
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### Bedroom Two

13'4 x 10'6

### Bedroom Three

8'5 x 6'3

### Bathroom

5'9 x 6'3

### OUTSIDE

### Garage

15'9 x 14'5