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Belgrave Road  
CV2 5BJ

  
Mon - Fri  
8 am - 6 pm  
Permit holders   
or  
2 hours  
No return  
within 4 hours

# Belgrave Road £1,200 PCM CV2 5BJ £1,384 Deposit

Shortland Horne are delighted to present this extended three bedroom, double bay fronted terraced home located on the highly sought after Belgrave Road in Wyken.

The property is ideally situated for easy access to University Hospital and benefits from a range of well regarded local schools, convenient motorway links including the M6 and M69 and a variety of nearby amenities.

The accommodation briefly comprises an entrance hallway, spacious lounge and an extended kitchen/dining room featuring a range of base and eye level units, inset sink with drainer, and space and plumbing for a washing machine. Double doors open out onto the rear garden, creating an ideal space for both everyday living and entertaining.

To the first floor there are two well proportioned double bedrooms, a third single room and a family bathroom fitted with a matching suite.

Externally, the property benefits from an enclosed rear garden with a patio area, lawn and a large garage providing additional storage. To the front is a low maintenance garden.

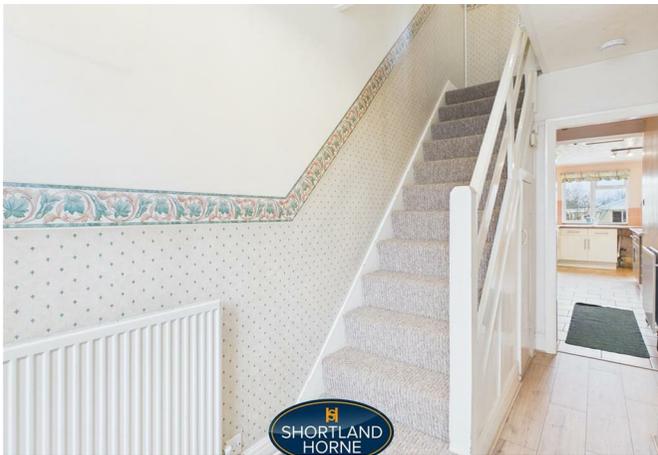
AVAILABLE NOW | EPC RATING: C | COUNCIL TAX  
BAND: B

**selling quality**  
property since 1995

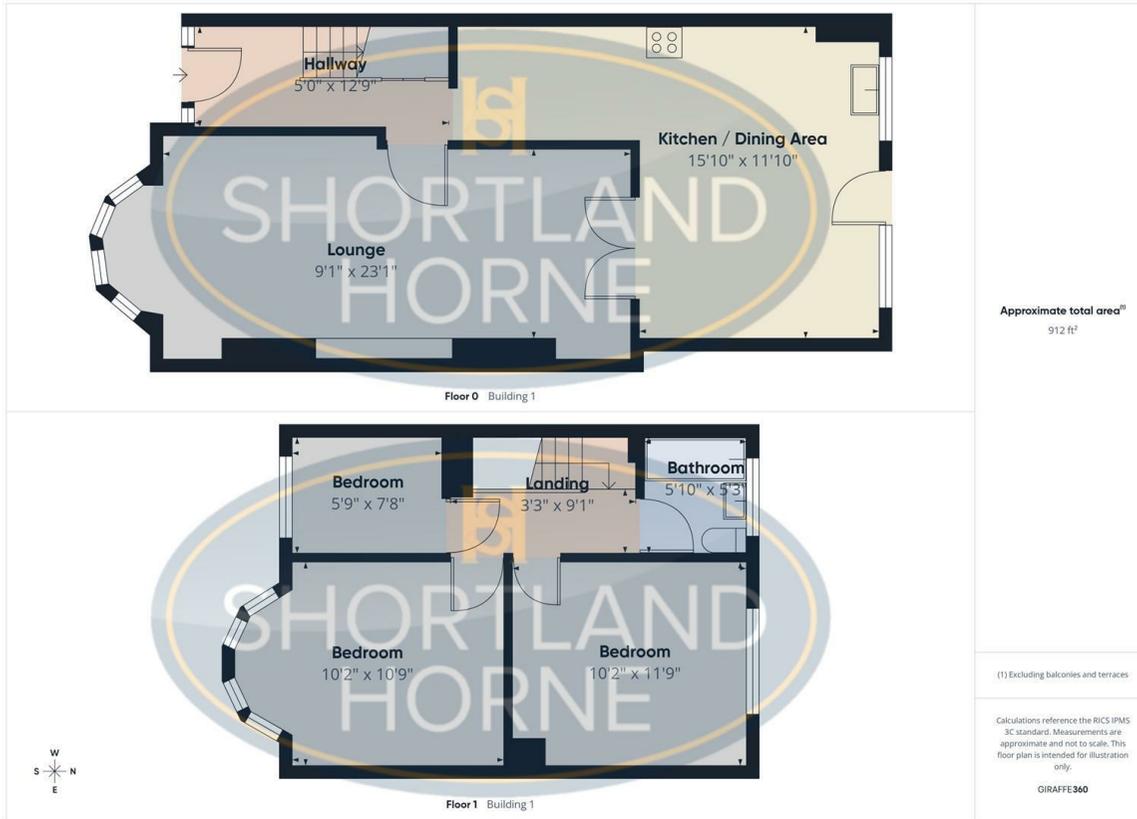




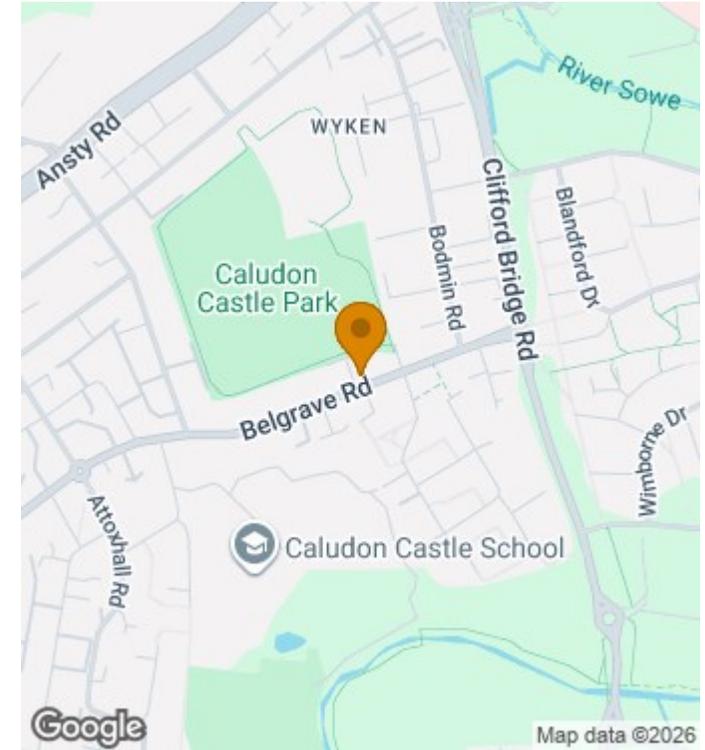




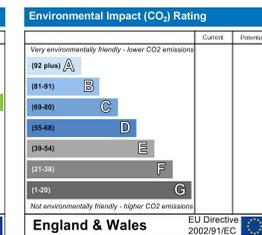
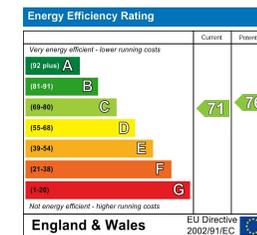
# Floor Plan



# 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.



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