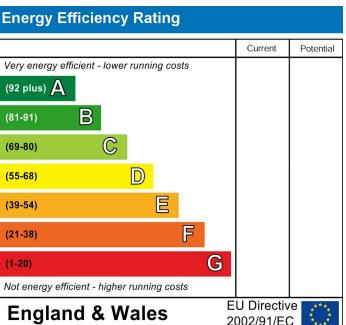


Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible; they are for illustrative purposes only.

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**



 **SHORTLAND HORNE**

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Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

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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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Brooklea
CV12 8SU



£275,000 Offers Over | Bedrooms 4 Bathrooms 1

THIS THREE/FOUR BEDROOM DETACHED lovely family home offers huge potential and is situated within this desirable and sought after location of Brooklea, Bedworth which is conveniently located within easy reach of major motorway networks such as the M6/M69 this ideal family home benefits from double glazing and gas central heating. The accommodation briefly comprises of an entrance hallway with doors leading off to a lounge with a feature electric log burning fire, a spacious kitchen which has a range of wall and base units with an integrated oven, gas hob and space for a fridge/freezer and a washing machine. There is also a really generously sized utility with a door leading out to the garden.

On the first floor you will find a family bathroom, three double bedrooms with a further advantage of the main bedroom being opened up to make a dressing room with fitted wardrobes (this was previously the fourth bedroom)

Outside to the front of the property is a driveway providing parking for 2/3 vehicles with access to a 15ft garage and to the rear there is a fully enclosed and private garden mainly lawned with a patio area ideal for entertaining.

GROUND FLOOR

Entrance Hall	
Lounge/Diner	15'3 x 19'5
Kitchen	16'1 x 7'6
Utility	15'10 x 5'9
W/C	

FIRST FLOOR

Bedroom One	11'11 x 11'4
Dressing Room/Bedroom Four	
Bedroom Three	9'8 x 8'4
Bedroom Two	14'1 x 10'10
Bathroom	9'5 x 8'4
OUTSIDE	
Garage	15'1 x 7'10