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Hawthorn Way
Hartshill CV10 0XQ

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Shortland Horne are delighted to bring to market this three bedroom detached property on the very popular Hawthorn Way, Hartshill. With off road parking, garage, open plan lounge/diner and Conservatory to the rear. To the first floor there are three bedrooms with bedroom one having en-suite. Externally there is a good size garden plot on split levels with a raised decking area.

Surrounded by lots of local amenities including, shops, schools and regular bus routes into Nuneaton town centre, located in a quiet cul-de-sac location.

In brief the the property comprises ; entrance hall, kitchen, lounge/diner, conservatory & garage. To the first floor there are three bedrooms with bedroom one having en-suite and family bathroom.

Externally to the front there is a driveway for off road parking and direct access to front door. To the rear there is a split level garden with lawn, patio and raised decking area to enjoy in the summer months.









Dimensions

GROUND FLOOR

Kitchen

Lounge/Diner

Conservatory

Garage

FIRST FLOOR

Bedroom 1

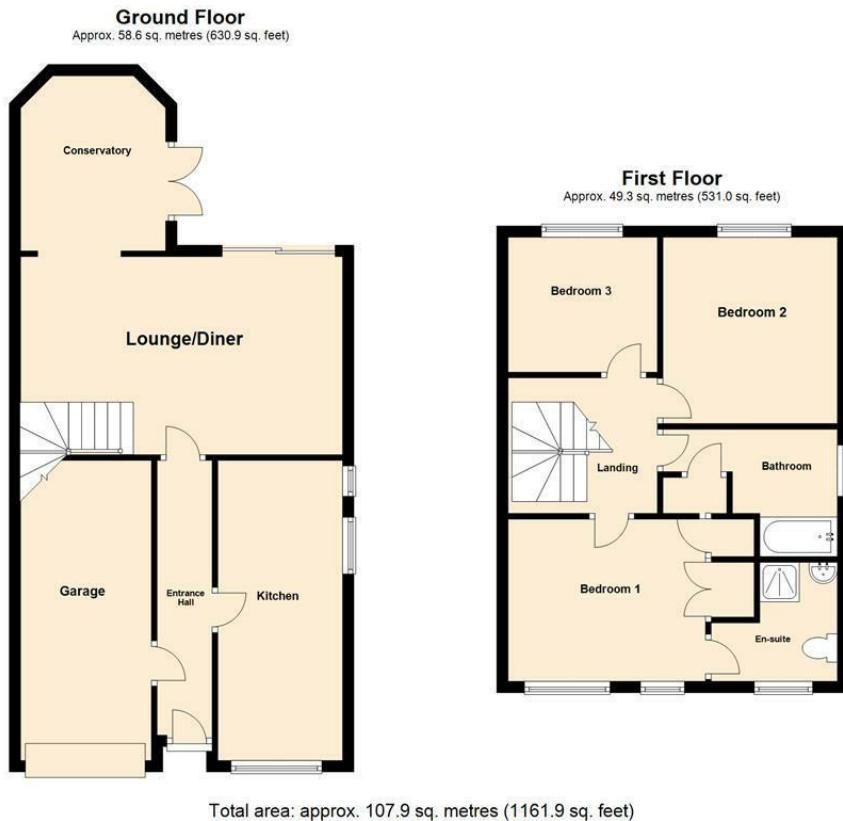
En-Suite

Bedroom 2

Bedroom 3

Bathroom

Floor Plan



Total area: sq ft

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

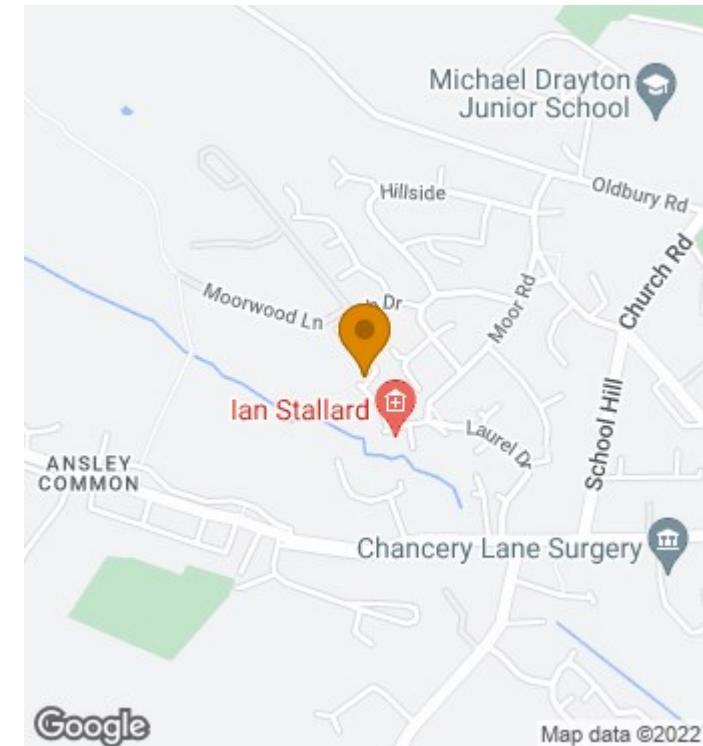
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

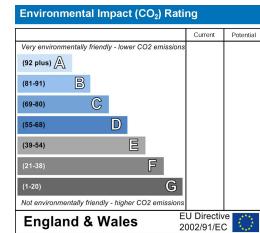
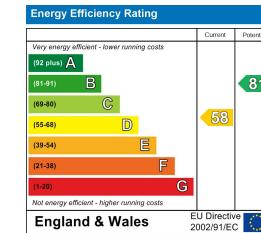
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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.

Location Map



EPC



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