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Property Experts



Bright Street  
CV6 5AP

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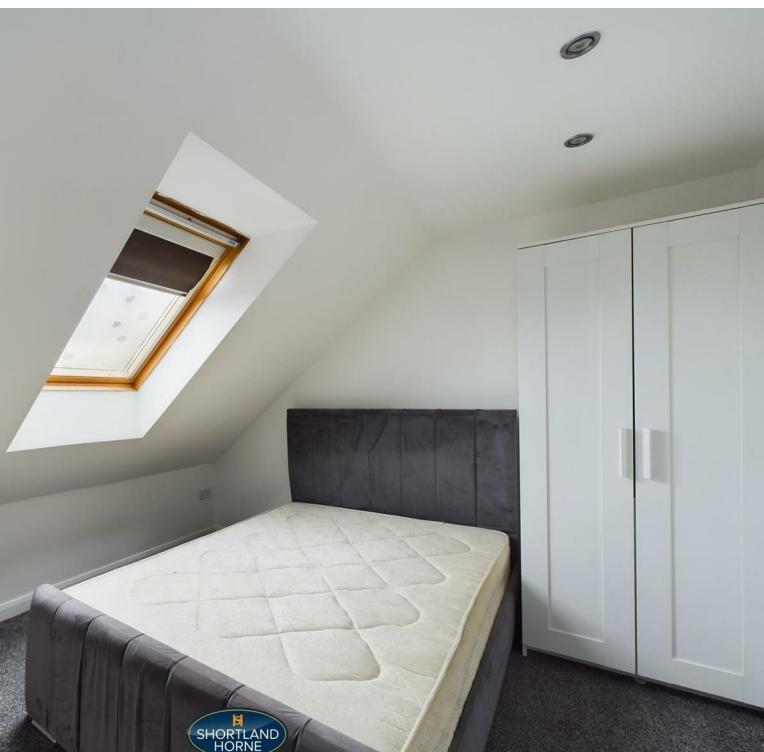
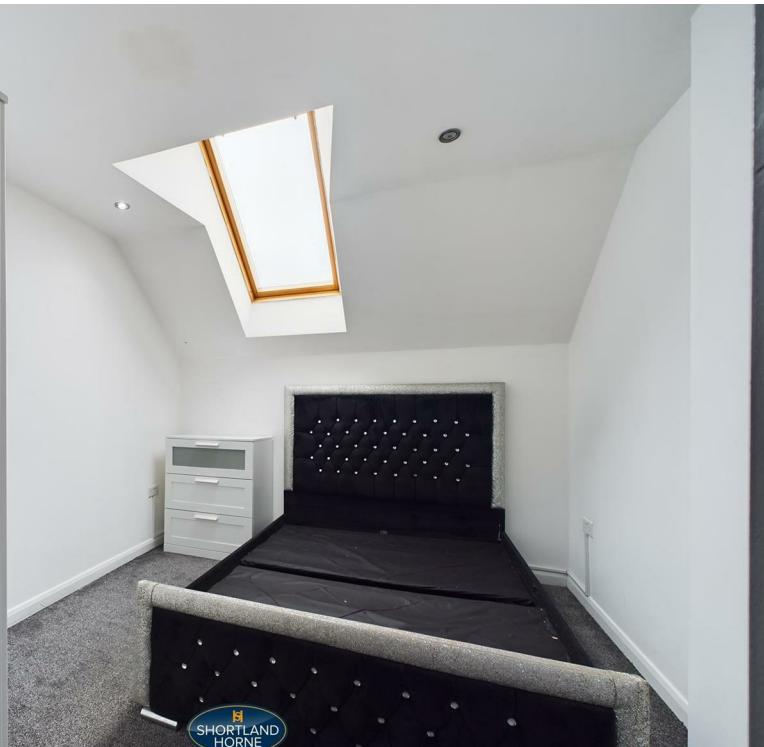
**\*GAS, ELECTRIC AND WATER BILLS INCLUDED\*** A modern third floor duplex two bedroom flat in a purpose built property. Comprising of two double bedrooms, an open plan living room and kitchen with appliances, there is also a bathroom with a shower. The development is split over four levels, has underfloor heating and there is also CCTV in the communal areas. Close to local amenities and near to local schools. On street parking and off road parking available. Students accepted. **FURNISHED**. Council Tax is not included.

AVAILABLE FROM 27TH FEBRUARY | EPC RATING: C |  
COUNCIL TAX BAND: A

**selling quality**  
property since 1995

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## Dimensions

## Floor Plan



100% of the property has been measured. The total area is 387.00 sq ft. The property is located in Foleshill, Warwickshire, CV35 0JL. The property is a detached house with 3 bedrooms and 2 reception rooms. The property is currently unoccupied and is available for viewing by appointment only. The property is located in a residential area with good local amenities. The property is currently unoccupied and is available for viewing by appointment only. The property is located in a residential area with good local amenities.

**Total area: 387.00 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

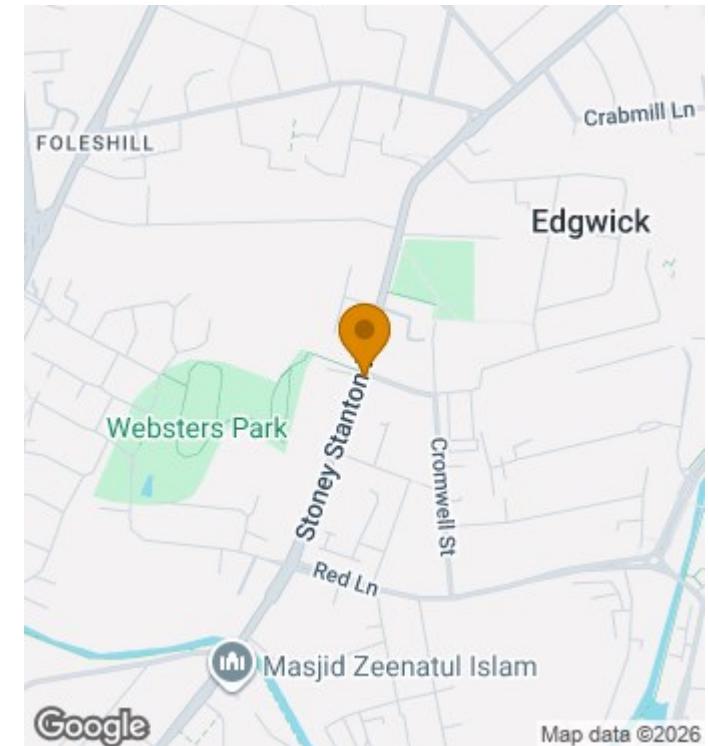
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

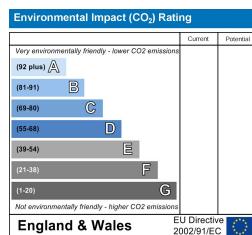
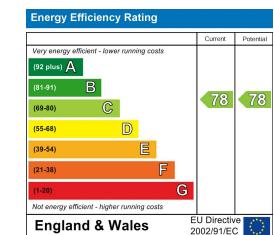
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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