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Ufton Croft  
CV5 7HJ

This is  
  
Area

# Ufton Croft

## CV5 7HJ

A SPACIOUS AND MUCH LOVED FAMILY HOME POSITIONED ON A LOVELY PLOT WITHIN EASY ACCESS TO LOCAL SCHOOLS, BIRMINGHAM AIRPORT AND THE A45.

This fantastic three bedroom semi-detached property is conveniently positioned to all local amenities including Jaguar Landrover and Warwick University and is set within the very popular area of Mount Nod.

The ground floor comprises of a storm porch, an entrance hallway with doors leading off to a good size living room with a feature gas fire place, a dining room, a fully fitted kitchen with a integrated oven, gas hob, washing machine and space for other appliances, there is also a very useful W/C.

On the first floor you will find a family shower room, two double bedrooms with the both bedrooms benefitting from built in wardrobes with one having a wash hand basin and a single bedroom completes the accommodation.

Outside to the front of the property is a large block paved driveway providing parking for several vehicles, there is a access to a gated carport and a garage. The rear garden is a fully enclosed private much larger than average garden with a shed for extra storage.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Porch

Hallway

W/C

Kitchen

3.33m x 2.79m

Dining Room

2.82m x 2.08m

Lounge

4.88m x 3.48m

Garage

4.98m x 2.36m

### FIRST FLOOR

Bedroom One

4.88m x 3.48m

Bedroom Two

3.33m x 2.82m

Bedroom Three

2.82m x 2.08m

Shower Room



# Floor Plan



Total area: 1067.00 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

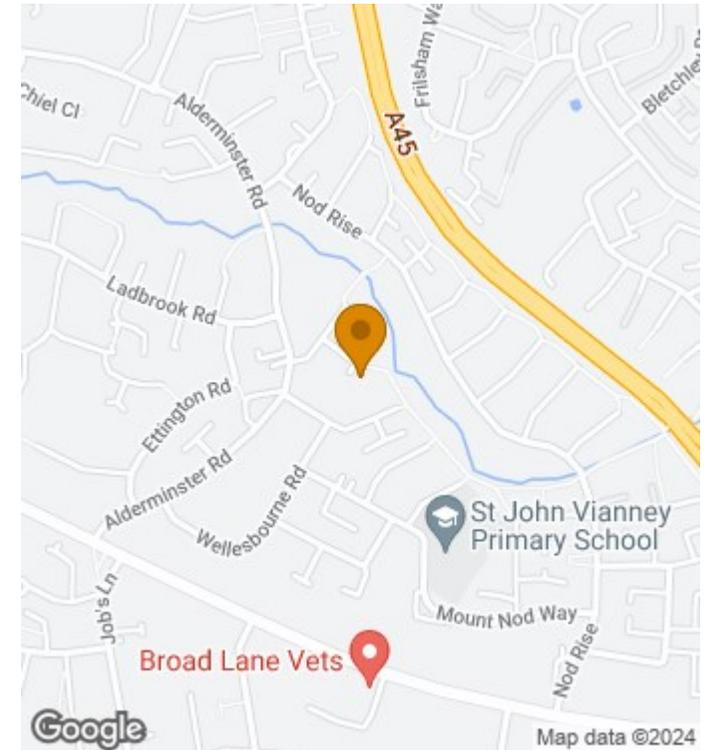
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

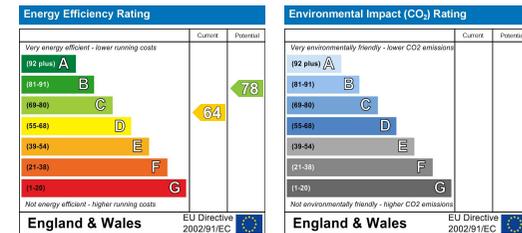
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

# Location Map



## EPC



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