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Property Experts

Collett Walk
Windmill Fields, Coundon CV1 4PT

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* IMMACULATEDLY PRESENTED BRYANT BUILT 1 BEDROOM CORNER MEWS HOUSE * DOUBLE GLAZED & EFFICIENT ELECTRIC PANEL HEATERS * REFITTED KITCHEN & REFURBISHED BATHROOM * 2 ALLOCATED CAR PARKING * VIEWING HIGHLY RECOMMENDED WITH NO UPWARD CHAIN

Nestled in the tranquil cul-de-sac of Collett Walk, Windmill Fields, Coundon, Coventry, this charming end mews house offers a delightful living experience to be sold with No Upward chain. Built by the reputable Bryant Homes, this immaculately presented one-bedroom corner mews house is perfect for first-time buyers or those seeking a cosy retreat.

The property boasts a well-designed layout, featuring a comfortable lounge that invites relaxation and social gatherings with double doors through to the refitted kitchen with hob & oven. The double bedroom is spacious and bright, providing a peaceful sanctuary and refurbished bathroom thoughtfully appointed with shower ensuring convenience and comfort.

One of the standout features of this home is the two allocated parking spaces, a rare find in such a desirable location. The absence of any upward chain allows for a smooth and hassle-free purchase, making it an ideal opportunity for those looking to move quickly.

Surrounded by a friendly community and set within a pleasant environment, within walking distance of the city centre, this property is not only a home but a lifestyle choice. With its immaculate presentation and thoughtful design, this corner mews house is ready for its new owner to move in and enjoy occupied by the present owner over twenty years! Don't miss the chance to make this lovely property your own.









Dimensions

ENTRANCE HALL

**ATTRACTIVE
LOUNGE**

3.46 x 3.26

**REFITTED KITCHEN
WITH HOB & OVEN**

3.26 x 2.66

LANDING

DOUBLE BEDROOM
3.51 x 3.29

**REFURBISHED
BATHROOM WITH
SHOWER**

2.30 x 1.70

**TWO ALLOCATED
CAR PARKING SPACES**

**OPEN PLAN FRONT &
SIDE GARDENS**

NO UPWARD CHAIN

**VIEWING HIGHLY
RECOMMENDED**

Floor Plan



Internal Living Area 42.54 square metres / 458 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Total area: 458.00 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

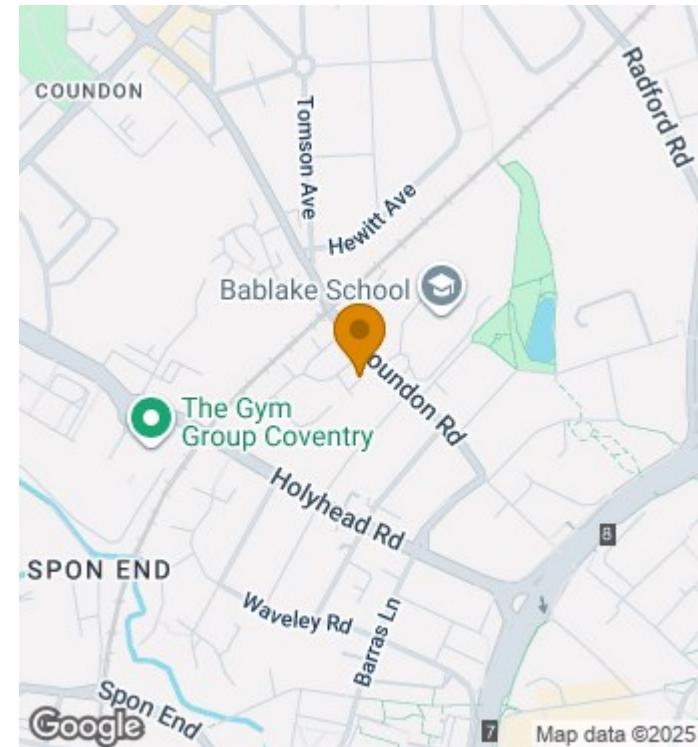
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

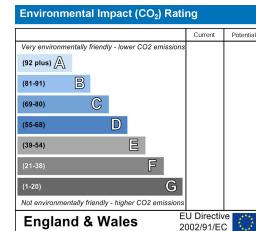
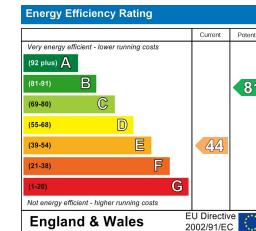
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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