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**Priory Mill Walk
Coundon CV6 1QW**

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*** NO UPWARD CHAIN ***Simply stunning detached family home set within the private development of Priory Mill Walk, within easy access to good local schools, shops and the motorway network with two years NHBC guarantee remaining.

The ground floor comprises of entrance hallway, ground floor WC, a spacious lounge, modern fitted kitchen/diner with integrated dishwasher, fridge/freezer, washing machine, oven with gas hob and double doors leading to rear garden.

The first floor offers three generously sized bedrooms with the master bedroom featuring en-suite facilities and a family bathroom completes the accommodation.

There is a front garden with driveway providing off street parking, to the rear is a fully enclosed landscaped garden.

An early viewing is highly recommended to avoid disappointment!

ADDITIONAL INFORMATION:

There is an annual service charge of £450.







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Dimensions

GROUND FLOOR

Hallway

Living Room

4.60m x 3.18m

Kitchen/ Diner

4.60m x 2.69m

Ground Floor WC

FIRST FLOOR

Bedroom One

2.97m x 2.69m

En-Suite

Bedroom Two

3.18m x 2.44m

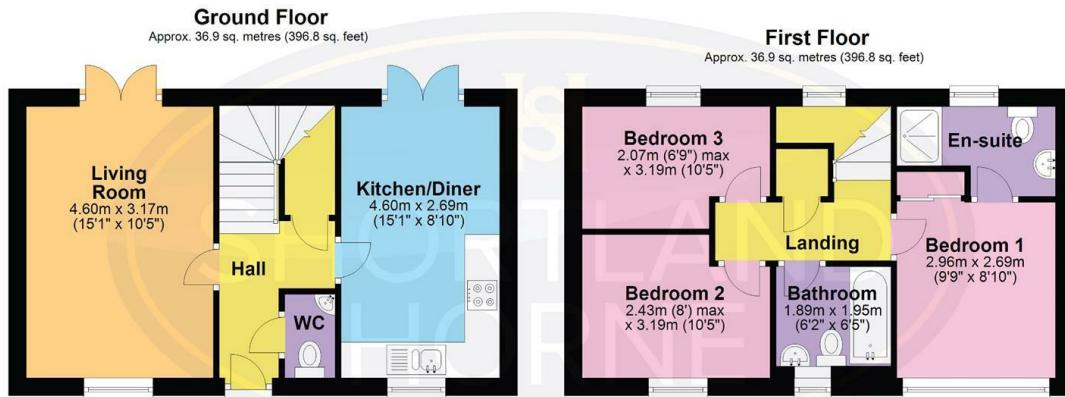
Bedroom Three

3.18m x 2.06m

Bathroom

1.96m x 1.88m

Floor Plan



Total area: approx. 73.7 sq. metres (793.5 sq. feet)

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

Total area: 793.50 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

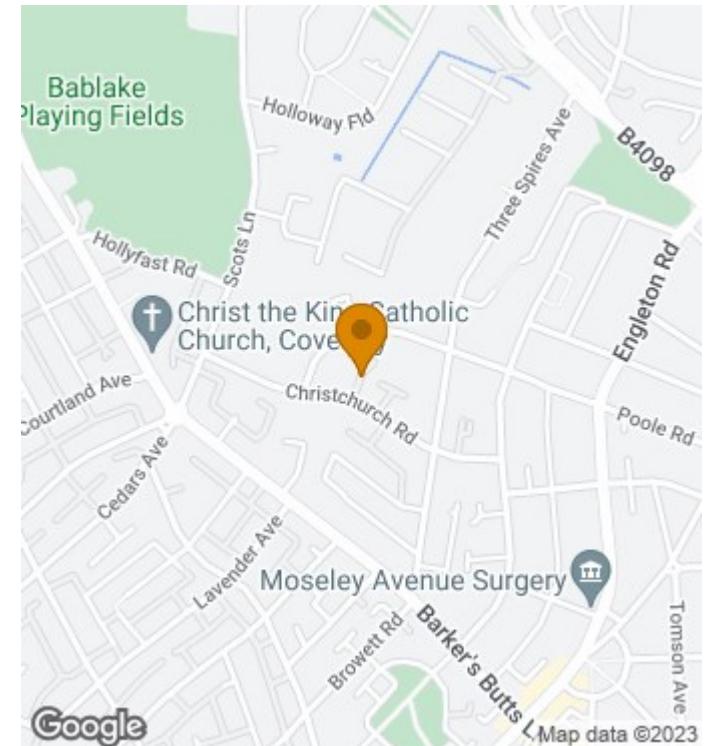
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

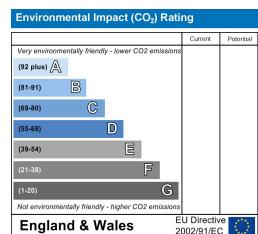
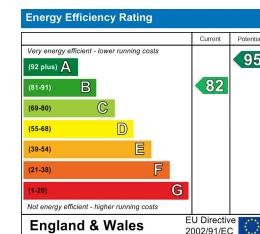
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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