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Property Experts



Leam Green
CV4 7DG

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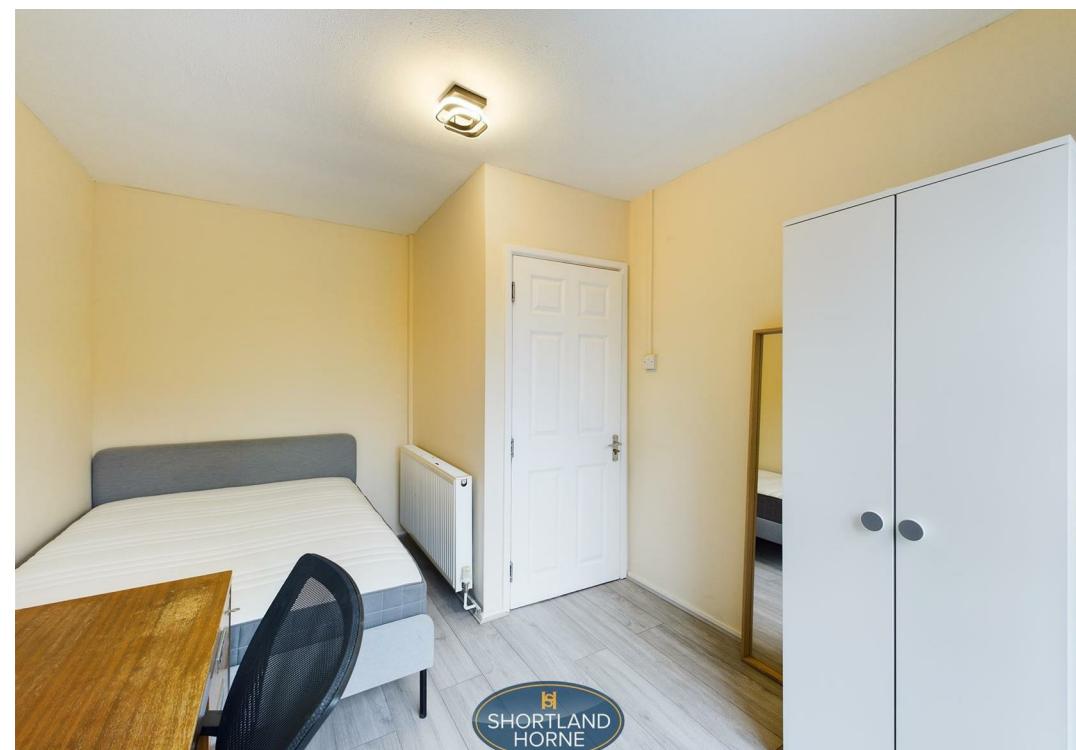
A spacious three/four bedroom semi detached in the sough after location of Cannon Park within walking distance to Warwick University and the local shops and amenities at Cannon Park Shopping Centre. The property also includes Internet.

Briefly the downstairs accommodation comprises of the hallway, leading through to the lounge with a feature fire place, The kitchen is fitted with wall and base units a fourth bedroom or dining room and a downstairs W/C. Upstairs there are three spacious bedrooms a family bathroom and separate W/C.

Outside to the front there is a small lawned fore garden and a paved pathway leading to the front door. The rear garden is mainly laid to lawn with mature shrubs and trees. The property also benefits from a detached single garage.

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Dimensions

Ground Floor

Hallway

Living Room

5.02 x 3.39

Kitchen

3.09 x 2.42

Bedroom 4

3.58 x 2.86

W/C

First Floor

Bedroom 1

3.87 x 2.86

Bedroom 2

3.63 x 2.86

Bedroom 3

2.91 x 2.42

Bathroom

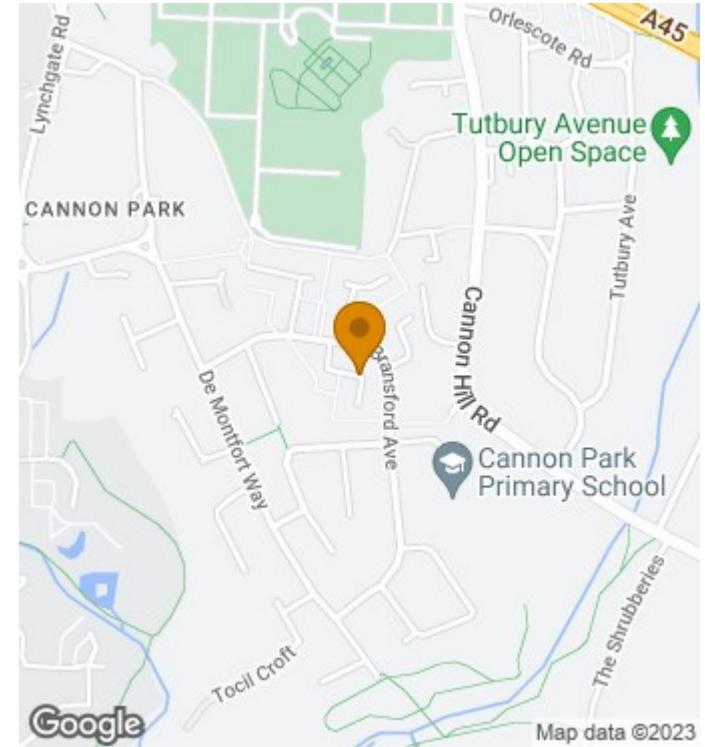
1.71 x 2.42

W/C



Floor Plan

Location Map



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

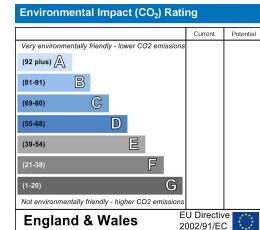
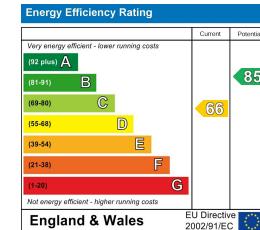
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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