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Property Experts



Station Avenue
CV4 9HR

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A wonderful opportunity to purchase a three bedroom detached property on spacious plot offering superb development potential with the added benefit of planning being drawn up for a substantial home or seven apartments.

The house needs some love and attention but has enormous potential to be a beautiful and very large family home. The ground floor offers a storm porch, an entrance hallway with doors leading off to a very good L-shape lounge/diner, a kitchen with a useful utility room, a further family and a shower room. On the first floor you will find three double bedrooms and a family bathroom.

This is an excellent location for motorway networks and public transport including the local train station to access London and Birmingham. A good local centre with GP surgery, dentist, pharmacy, local grocery shops, post office, petrol station and hairdressers/barbers.

Property Location

Ideally located only a short walk from local amenities, Tile Hill train station and The





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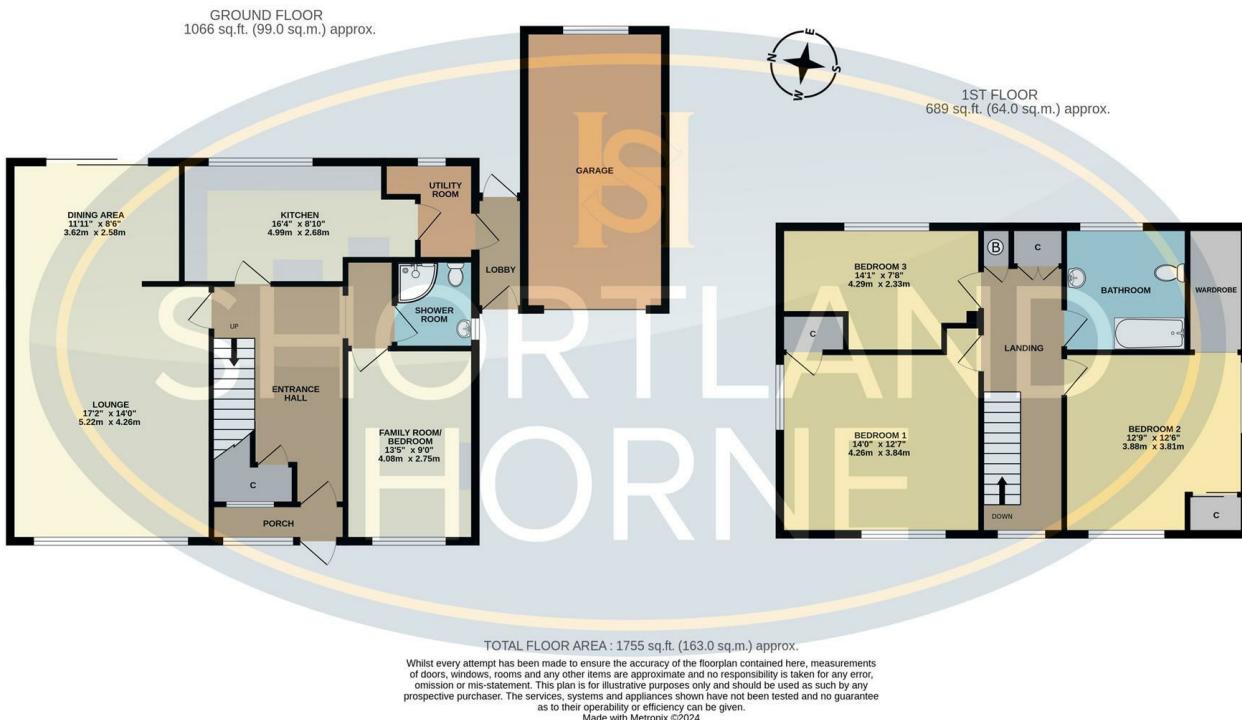




Dimensions



Floor Plan



Total area: 1755.00 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

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.

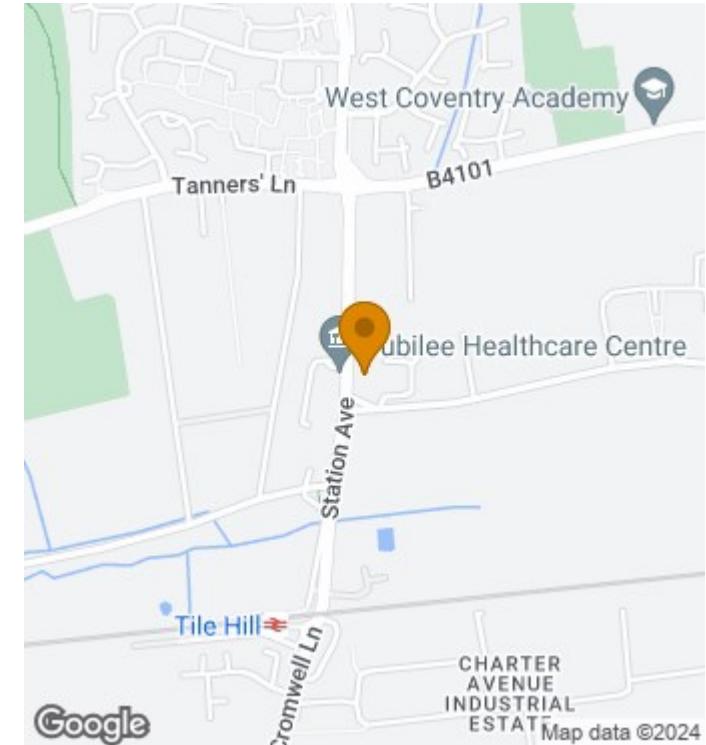
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

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 properly mark

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

The figure shows a horizontal scale for energy efficiency ratings. The scale is color-coded: green for the best ratings (A, B, C) and yellow/orange for the worst ratings (D, E, F, G). The scale is labeled with the following categories and their corresponding ranges:

Rating	Range (%)
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Below the scale, the text "Not energy efficient - higher running costs" is written in red.

A horizontal bar chart showing the Environmental Impact (CO2) Rating scale. The scale ranges from 'Very environmentally friendly - lower CO2 emissions' on the left to 'Not environmentally friendly - higher CO2 emissions' on the right. The scale is marked with letters A through G and numerical ranges in parentheses. The bars are blue, with A being the longest and G being the shortest.

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		



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02476 222 123

✉ sales@shortland-horne.co.uk

 @ShortlandHorne

 shortland-horne.co.uk

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