



Trusted
Property Experts



Brookside Avenue
Whoberley CV5 8AD

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£1,175 PCM

Shortland Horne are pleased to offer this well maintained mid terraced home located in the popular residential area of Whoberley to the west of Coventry, being close to popular local amenities, schools, bus routes and excellent motorway links.

The property briefly comprises, reception hall, ground floor WC, spacious living room, modern fitted kitchen. There are three first floor bedrooms and a family bathroom. To the front of the property is low maintenance front garden, there is a lovely private low maintenance rear garden with block paved patio with astro lawn.

AVAILABLE FROM 1ST MARCH | EPC
RATING: C | COUNCIL TAX BAND: B









Location Map



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 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 Home'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 Home 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.

EPIC

The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) to 'Not energy efficient - higher running costs' (red). The ratings are as follows:

Rating	Score Range
A	92+ plus
B	81-91
C	69-80
D	55-68
E	39-64
F	21-38
G	1-20
	Not energy efficient - higher running costs

Current: **Pos.**

The chart displays the environmental impact (CO2 rating) across different sectors. The scale ranges from 'Very environmentally friendly - lower CO2 emissions' (green) to 'Not environmentally friendly - higher CO2 emissions' (red). The sectors and their ratings are:

- Very environmentally friendly - lower CO2 emissions (Green):**
 - 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 (Red):**
 - Not environmentally friendly - higher CO2 emissions



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