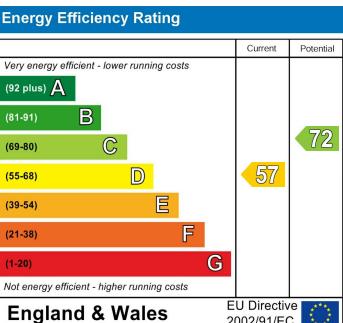


## Floor Plan



TOTAL FLOOR AREA : 844 sq.ft. (78.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC



### 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 practices 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.



follow us

**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
**Other branches:**  
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123  
email: [sales@shortland-horne.co.uk](mailto:sales@shortland-horne.co.uk)  
visit: [shortland-horne.co.uk](http://shortland-horne.co.uk)

follow us

**Tintagel Close**  
**Willenhall Wood CV3 3EW**



# £160,000 Offers Over

**Bedrooms 3**  
**Bathrooms 1**

\* DECEPTIVELY SPACIOUS 3 BEDROOM END TERRACE OVERLOOKING OPEN GREEN IN NEED OF MODERNISATION \* NO UPWARD CHAIN \* IDEAL FIRST TIME BUYER OR FAMILY ACCOMMODATION \* LOUNGE WITH PATIO DOORS TO ENCLOSED GARDEN \* FULL LENGTH DINING KITCHEN WITH SLOT IN COOKER \* AMPLE CAR PARKING

Welcome to this 3-bedroom end terrace house of the non standard concrete construction located in Tintagel Close, Willenhall Wood, Coventry.

This property boasts a spacious reception room with living flame gas fire set in marble fireplace, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, this house offers ample space for a growing family or would make an ideal first home for those looking to step onto the property ladder.

The house features a well-appointed shower room, ensuring convenience for all residents. The gas central heating provides warmth and comfort throughout the property, making it a cosy retreat during the colder months with upvc double glazed windows.

Convenient communal car parking adds to the appeal of this property, ensuring that parking is never a hassle for you or your visitors. Additionally, the absence of an upward chain means a smoother and quicker transition for those looking to make this house their home.

This property is surrounded by a wealth of local amenities, retail parks, schools, bus routes and excellent road links that provide easy access in and around the city. Don't miss the opportunity to make this house your home, where comfort, style, and convenience blend seamlessly.

Don't miss out on the opportunity to own this end terrace house - whether you're a first-time buyer or a family looking for a new place to call home, this property offers the perfect blend of comfort and convenience. Contact us today to arrange a viewing and take the first step towards making this house your own.



**PORCH ENTRANCE**

**VESTIBULE HALL**

**THROUGH LOUNGE**

**FULL LENGTH DINING KITCHEN WITH APPLIANCES**

**LANDING**

**BEDROOM ONE**

**BEDROOM TWO**

**BEDROOM THREE**

**SHOWER ROOM**

**COMMUNAL CAR PARKING**

**FRONT & ENCLOSED REAR GARDEN**

**NO UPWARD CHAIN WITH IMMEDIATE POSSESSION**