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# Station Street East

## CV6 5FR

Situated in the residential area of Foleshill, this spacious four-bedroom terraced home offers generous accommodation set over three floors.

The ground floor comprises two well-proportioned reception rooms, ideal for separate living and dining areas, along with a fitted kitchen and a convenient downstairs bathroom.

To the first floor are two good-sized double bedrooms and one single bedroom. The second floor features a further spacious double bedroom, providing additional privacy and flexibility.

Externally, the property benefits from a low-maintenance rear garden and on-street parking to the front.

Well located for local shops, schools and transport links, this property would suit families or professional sharers seeking spacious accommodation in a convenient location.

AVAILABLE MARCH | EPC RATING: TBC | COUNCIL TAX BAND: A

selling quality  
property since 1995

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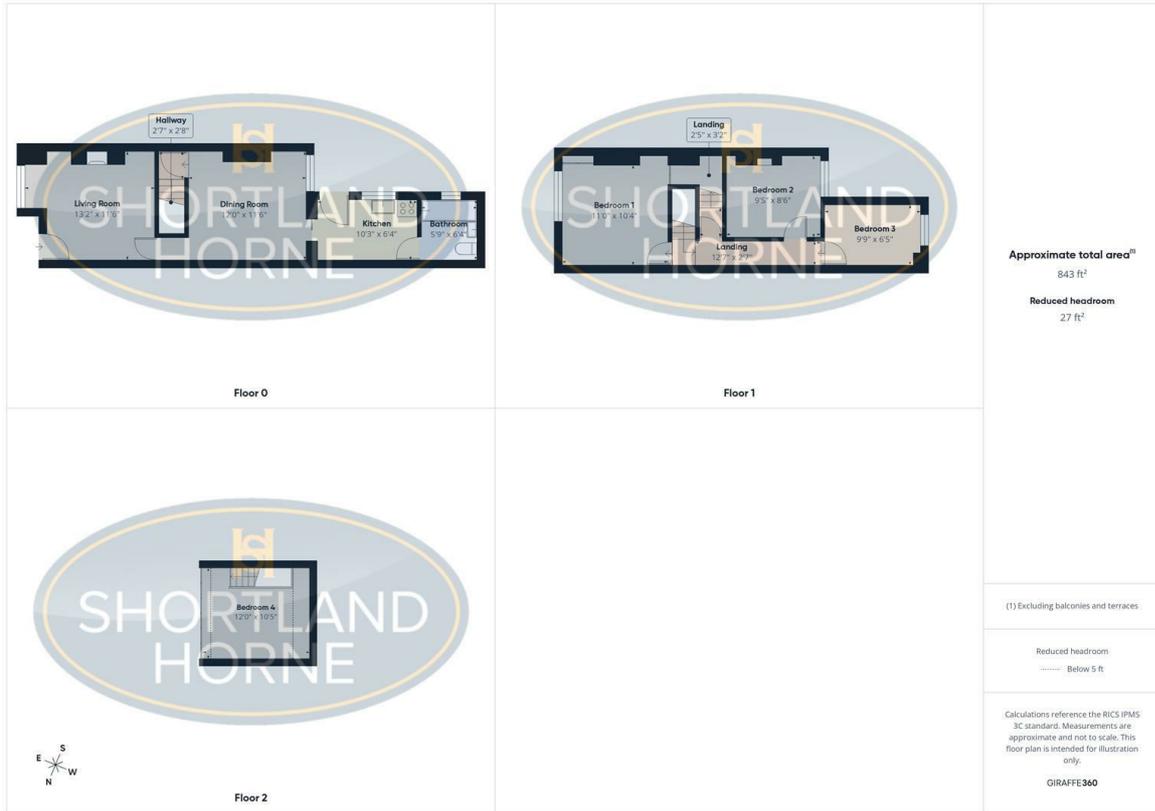






  
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Total area: sq ft

**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 Home.  
**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 Home 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 Home 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.

- 📞 02476 222 123
- ✉️ [lettings@shortland-horne.co.uk](mailto:lettings@shortland-horne.co.uk) 📱 @ShortlandHorne
- 🌐 [shortland-horne.co.uk](http://shortland-horne.co.uk) 📍 Shortland-Horne