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**Wilman Close  
CV4 9WQ**

# Wilman Close £950 PCM CV4 9WQ £1,096 Deposit

Shortland Horne are pleased to present this modern two bedroom mid terrace property, located in Wilman Close, Tile Hill. The property is ideally situated close to local amenities, well regarded primary and secondary schools and offers convenient access to the A45 and the wider motorway network.

The accommodation briefly comprises an entrance hallway, ground floor WC and a contemporary open plan lounge/kitchen. The kitchen is fitted with an inset sink with drainer, four ring gas hob with oven below, washing machine and a range of base and eye level storage units. The lounge further benefits from useful under stairs storage and double doors opening onto the rear garden.

To the first floor are two well proportioned double bedrooms with the principal bedroom enjoying the added benefit of an en-suite shower room. A modern family bathroom with a matching suite completes the first floor.

Externally, the property benefits from a tandem driveway providing off road parking to the front. To the rear is an enclosed lawned garden with a useful storage unit.

AVAILABLE FROM 30TH JANUARY | EPC RATING: B |  
COUNCIL TAX BAND: D | PART FURNISHED





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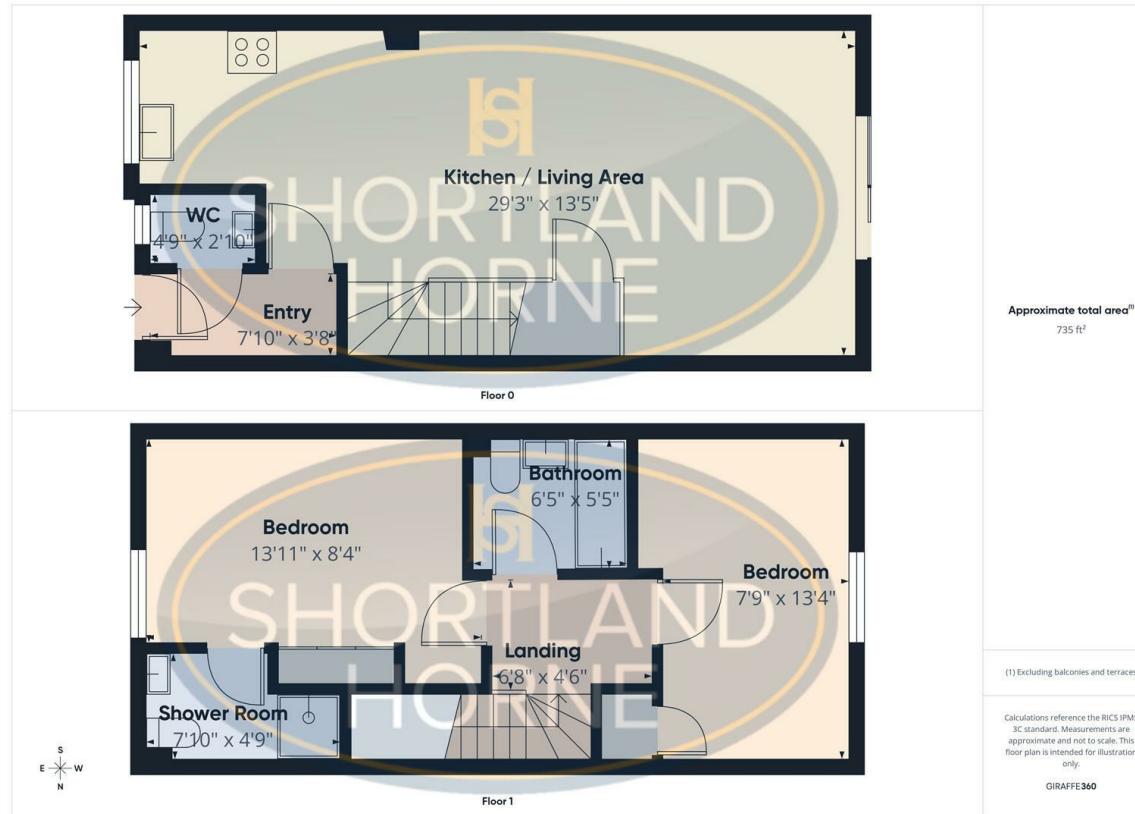


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## Floor Plan



### 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

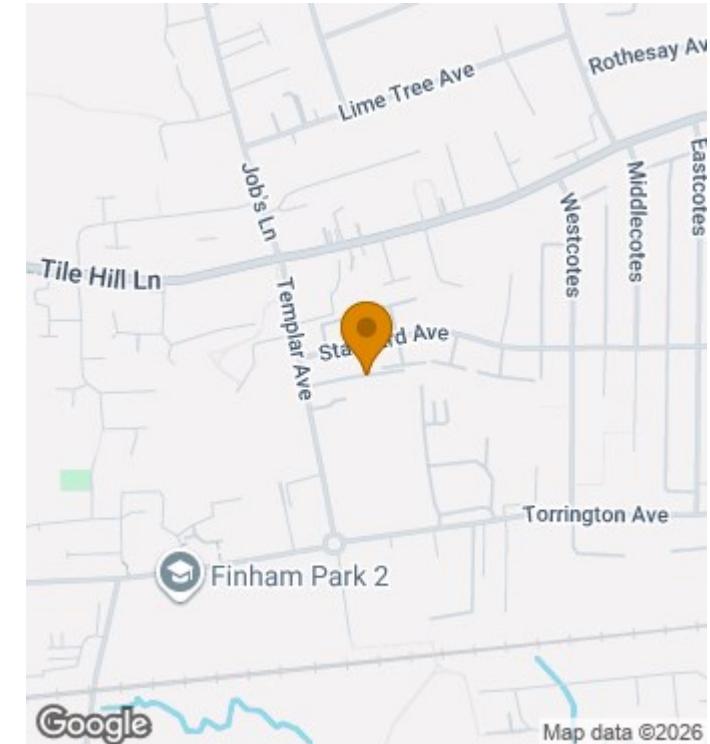
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

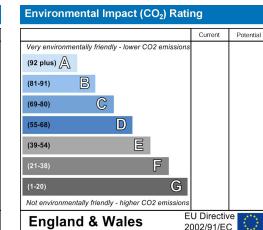
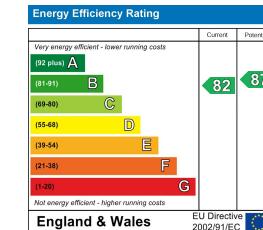
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary 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.

## Location Map



## EPC



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