

Floor Plan

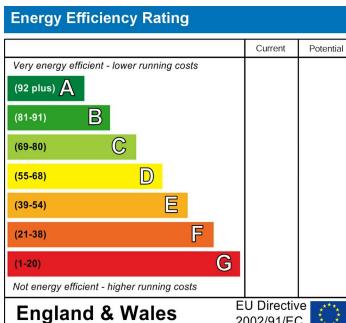


GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan provided 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 illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown on the floor plan have not been tested and no guarantee as to their operability or efficiency can be given.

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.

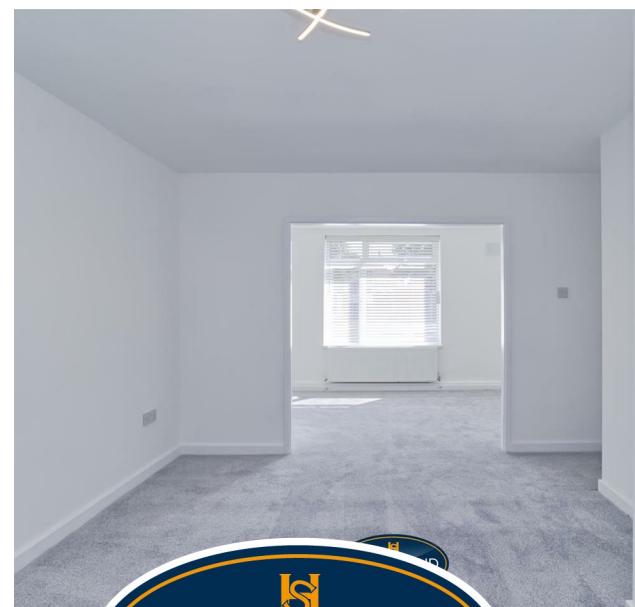
Appliances

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

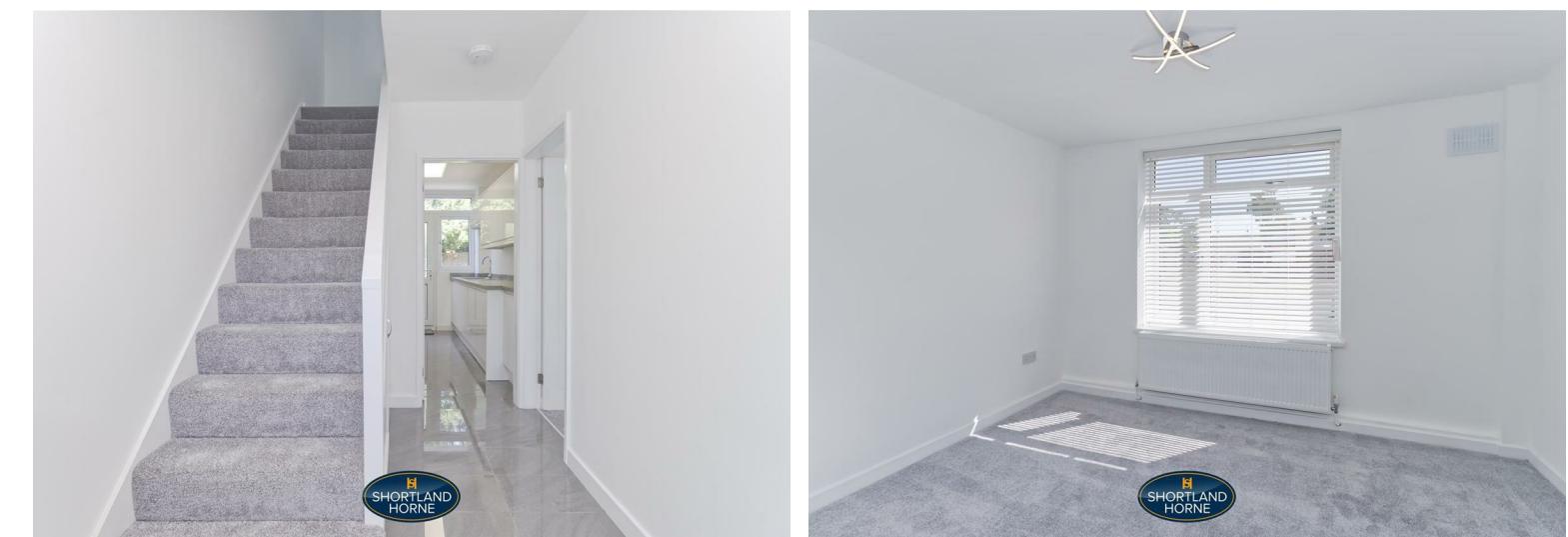
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us

SHORTLAND HORNE

follow us

Shepherd Close
CV4 9QW



£199,950 Offers Over | Bedrooms 3 Bathrooms 1

ATTENTION FIRST TIME BUYERS & INVESTORS, A FAMILY HOME CLOSE TO TILE HILL TRAIN STATION AND WARWICK UNIVERSITY.

This fully renovated three bedroom mid terrace family home is situated in the popular location of Shepard Close, Tile Hill and is within easy reach of good local schools including The Westwood Academy and Finham Park 2 and the A45 motorway link.

The ground floor offers an entrance hallway with doors leading to the large open lounge/dining room which runs on to the newly fully fitted kitchen providing plenty of storage and integrated appliances to include a dishwasher, electric oven with an ceramic hob, a fridge/freezer and a washing machine.

On the first floor you will find two double bedrooms, a single bedroom and a family bathroom.

Outside to the front of the property is a lawned garden and to the rear is a fully enclosed large lawned garden with a brick built outbuilding for extra storage.

The property has also had external insulation with a modern render finish.

GROUND FLOOR

Entrance Hallway

Lounge/Dining Room 23 x 12'2

Kitchen 11'1 x 7'11

FIRST FLOOR

Bedroom One 12'0 x 11'1

Bedroom Two 11'7 x 11'0

Bedroom Three

Bathroom

9'2 x 8'2