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William Kirby Close  
Tile Hill CV4 9AD



# William Kirby Close

## CV4 9AD

### £1,400 PCM

Shortland Horne are delighted to present this modern four bedroom detached family home, ideally situated on William Kirby Close, just off Tile Hill Lane.

This well presented property offers convenient access to a range of local amenities, schools, and excellent transport links via the A45, providing direct connections to the wider motorway network.

The accommodation briefly comprises a entrance hallway with a ground floor W.C., a spacious lounge with a bay window to the front, and an open plan dining room. The kitchen/diner is well-equipped with a fitted oven, four-ring gas hob, inset sink with mixer tap, pantry storage, and space/plumbing for a washing machine. A separate utility room adds further practicality, offering additional worktop space, sink with drainer, and further plumbing for appliances.

To the first floor are four well proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom featuring a white suite with shower over the bath, all finished with modern ceramic tiling.

Externally, the property features a driveway to the front providing off-road parking and access to a single garage. To the rear is a private garden with a patio area and lawn.

AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: E

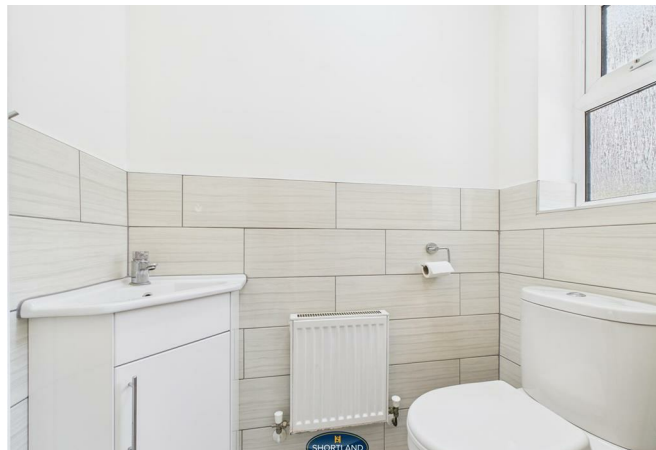
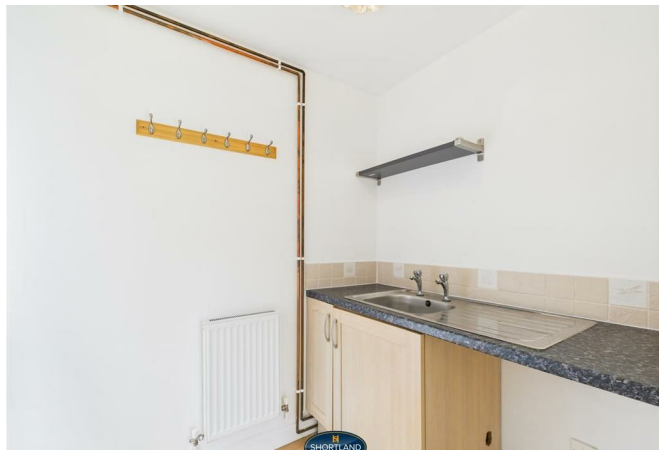
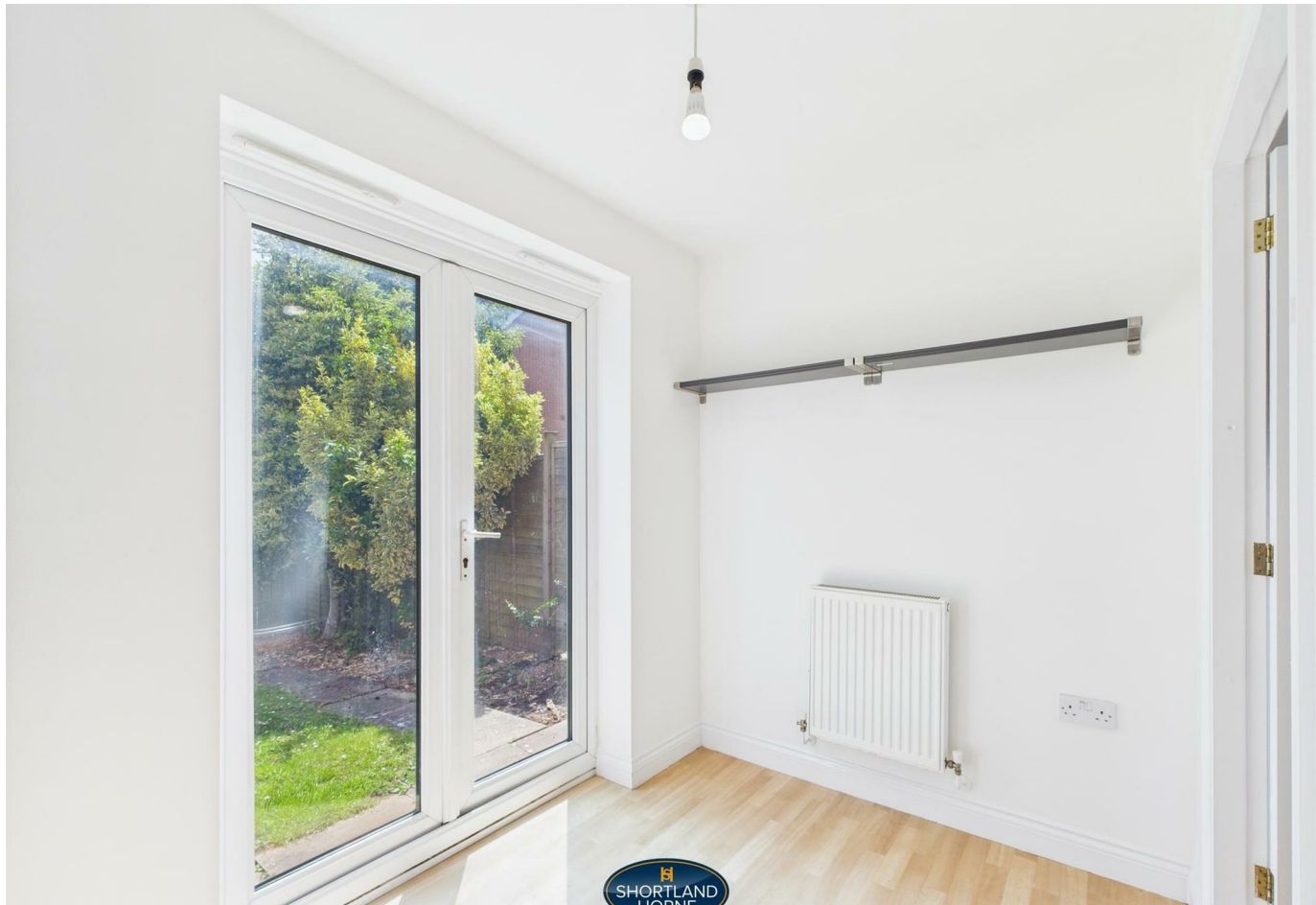
selling quality  
property since 1995







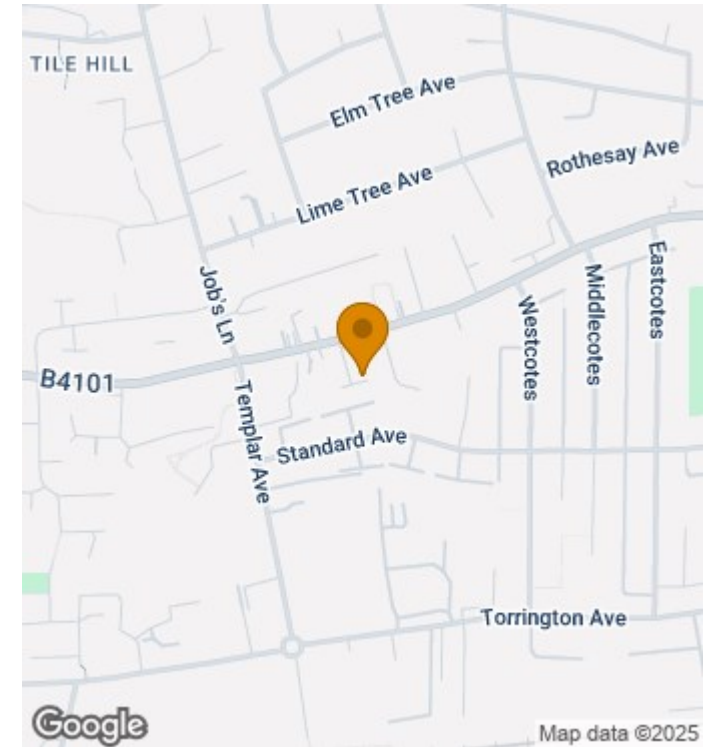




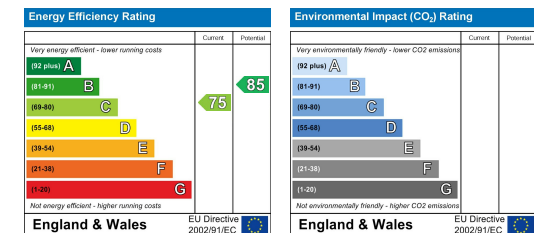




## Location Map



## 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.



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