

Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	68
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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.

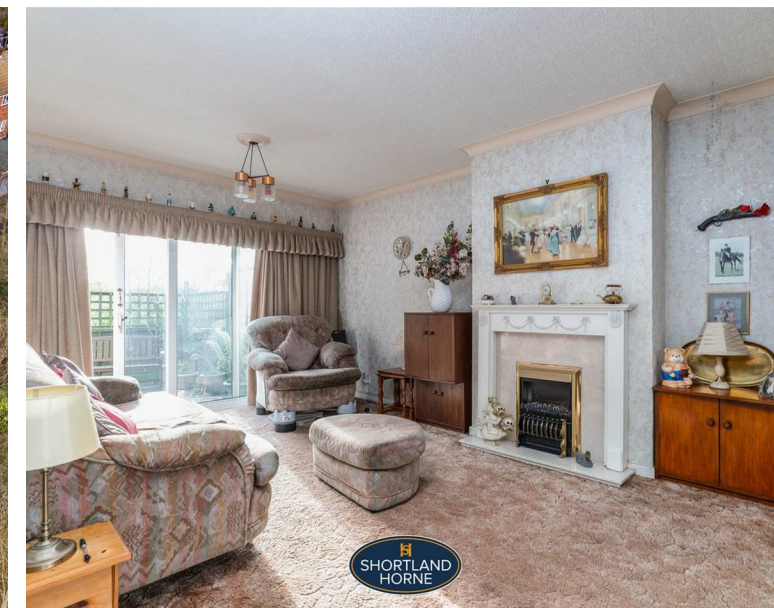
Appliances

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

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Holyhead Road
CV5 8HU



£370,000 By Auction | Bedrooms 3 Bathrooms 1

FOR SALE BY AUCTION: Terms and conditions apply.

We are pleased to offer to auction this three storey property which briefly comprises of a ground floor retail unit / garage with a three bedroom accommodation across the first and second floor. This property is well located within easy reach of local amenities and transport links. The property is currently vacant but would make an ideal investment opportunity once tenanted.

A superb opportunity to purchase this well appointed three bedroom apartment with an attached commercial premises on the ground floor within walking distance to the shops on Holyhead road. This would be an ideal investment with the commercial shop. The property is situated on a row of other shops giving scope to further enhance and extend (SSTP). NO UPWARD CHAIN!!!

Briefly the main flat comprises of the hallway leading through to the lounge with a window to the front elevation and a feature electric fire. There are sliding patio doors that lead you out to a roof terrace. The Flat also benefits from a fully fitted kitchen with fitted base and wall units and appliances. Upstairs there are two double bedrooms with built in wardrobes, a single bedroom and a wet room.

The front provides off road parking in two sections in front of the house and in front of the shop and there is also a small fore garden mainly laid to lawn with a paved pathway to the front door and a water feature.

The commercial unit is definitely a must see which is shared over a 34ft space with access to three store rooms. The space was currently being used as a hairdressers. To the rear of the property is a garage and a private area which could be easily be transformed in to car parking.

This property really must be viewed to appreciate the potential it has to offer.

Viewings by appointment only please phone us on 02476 222123 to book your slot.



GROUND FLOOR

Entrance Hallway

Shop Floor

Store x 3

FIRST FLOOR

Lounge/Diner

Kitchen

34'5 x 16'2

20'1 x 17'10

8'3 x 11'2

Roof Terrace

SECOND FLOOR

Bedroom One

Bedroom Two

Bedroom Three

Wet Room

Garage En Block

8'10 x 22

10'5 x 14'6

10'1 x 8'4

6'4 x 6'8

6'4 x 6'4

20'10 x 20'4