
SHORTLAND
HORNE
Trusted
Property Experts
Cricket Close
CV5 8PQ

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This attractive property is ideally suited to families or professionals seeking a comfortable and well-presented home in a peaceful residential location.

The ground floor comprises a welcoming lounge and dining area, providing an excellent space for relaxing and entertaining, alongside a modern fitted kitchen offering practical storage and workspace. There is also the added convenience of a separate utility room and a downstairs WC, ideal for everyday living.

To the upper floors, the property boasts three well-proportioned bedrooms, offering. The family bathroom completes the internal accommodation.

Further benefits include gas central heating, double glazing throughout, a private driveway and a garage, providing valuable off-road parking and additional storage.

Situated within a quiet cul-de-sac, this lovely home offers the perfect combination of space, practicality and a peaceful setting, making it an excellent choice for tenants looking for a property they can move straight into and enjoy.

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

selling quality
property since 1995












Custom text box







Dimensions

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Floor Plan

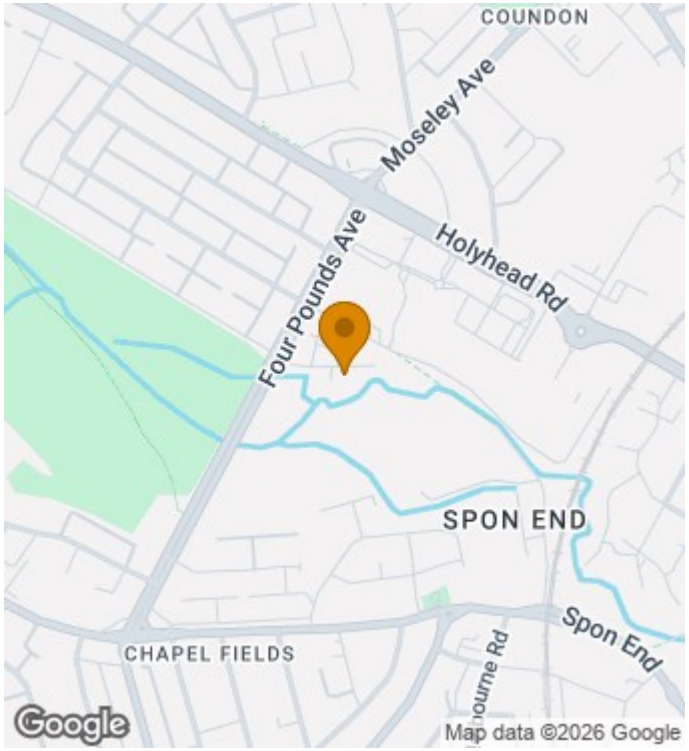
Total area: sq ft

Disclaimer

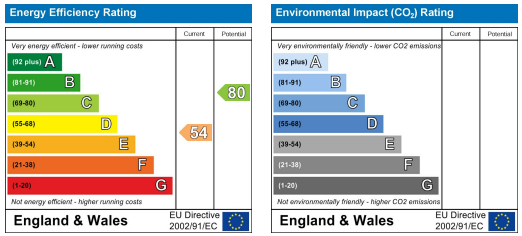
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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 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 ccordance 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.

Location Map



EPC



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