



Trusted
Property Experts



Westcotes
CV4 9BE

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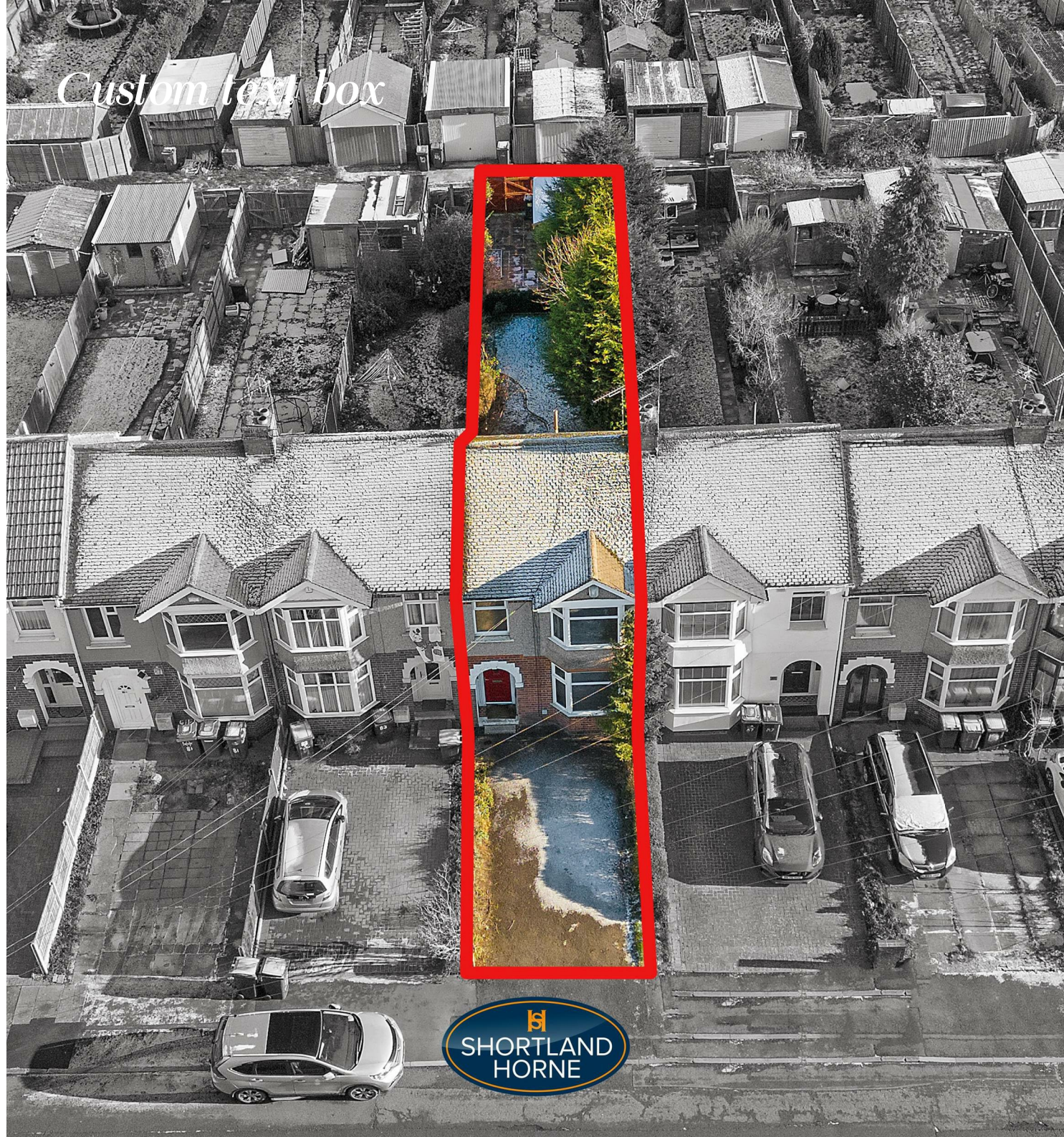
Nestled in the charming area of Westcotes, Tile Hill, Coventry, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to establish their roots in a welcoming community.

Upon entering, you will be greeted by a tastefully decorated interior that exudes warmth and character. The extended kitchen is a standout feature, providing ample space for culinary adventures and family gatherings. This well-designed area is not only functional but also enhances the overall flow of the home, making it ideal for entertaining guests.

Additionally, the convenience of a downstairs W/C adds to the practicality of the layout, ensuring that everyday living is both comfortable and efficient. The property has been thoughtfully maintained, allowing you to move in with ease and enjoy your new surroundings from day one.

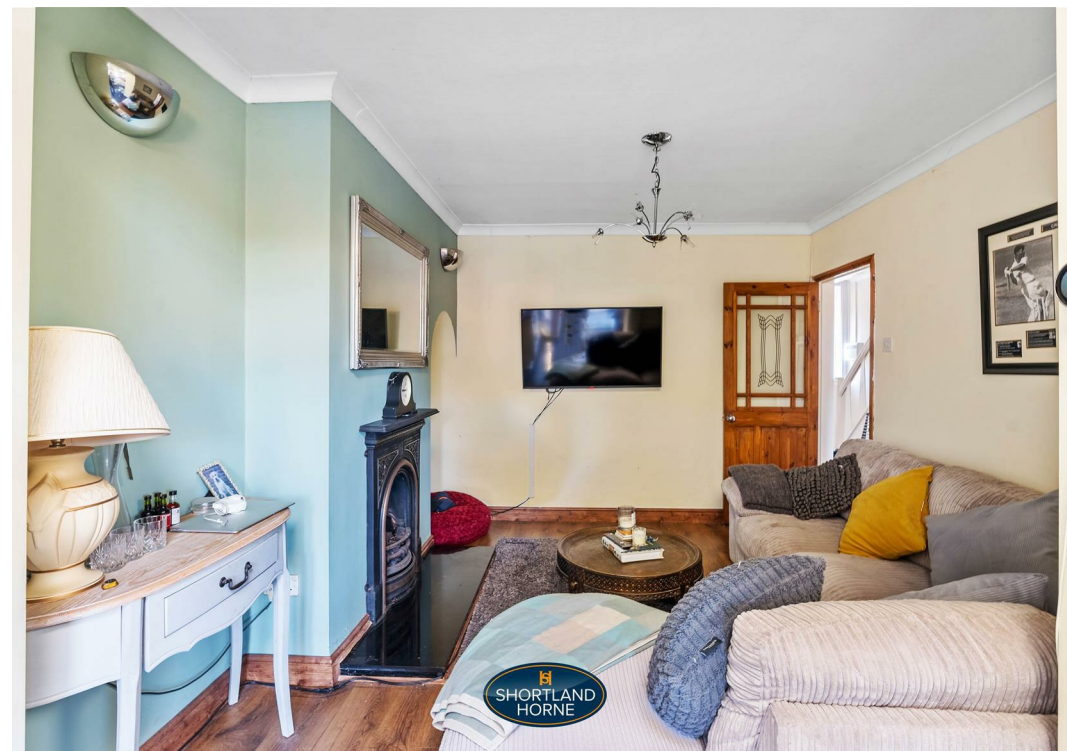
Westcotes is a vibrant neighbourhood, offering a range of local amenities, parks, and

Custom to you box



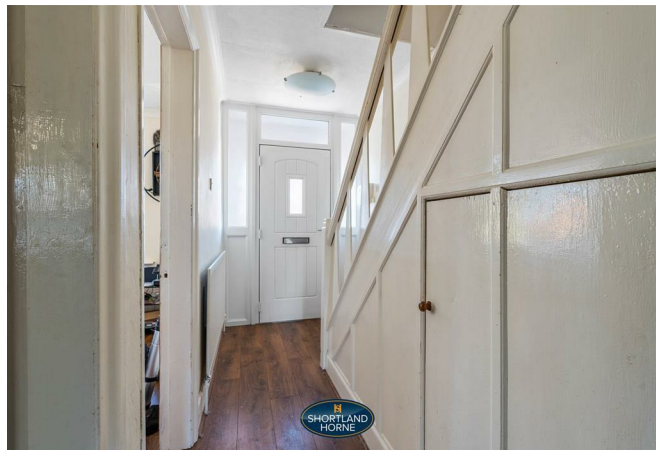
selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Recess Porch

Entrance Hallway

Lounge

3.30m x 3.18m

Dining Room

3.30m x 3.00m

Kitchen

4.75m x 2.59m

W/C

FIRST FLOOR

Bedroom One

3.56m x 2.90m

Bedroom Two

3.18m x 3.10m

Bedroom Three

2.64m x 2.11m

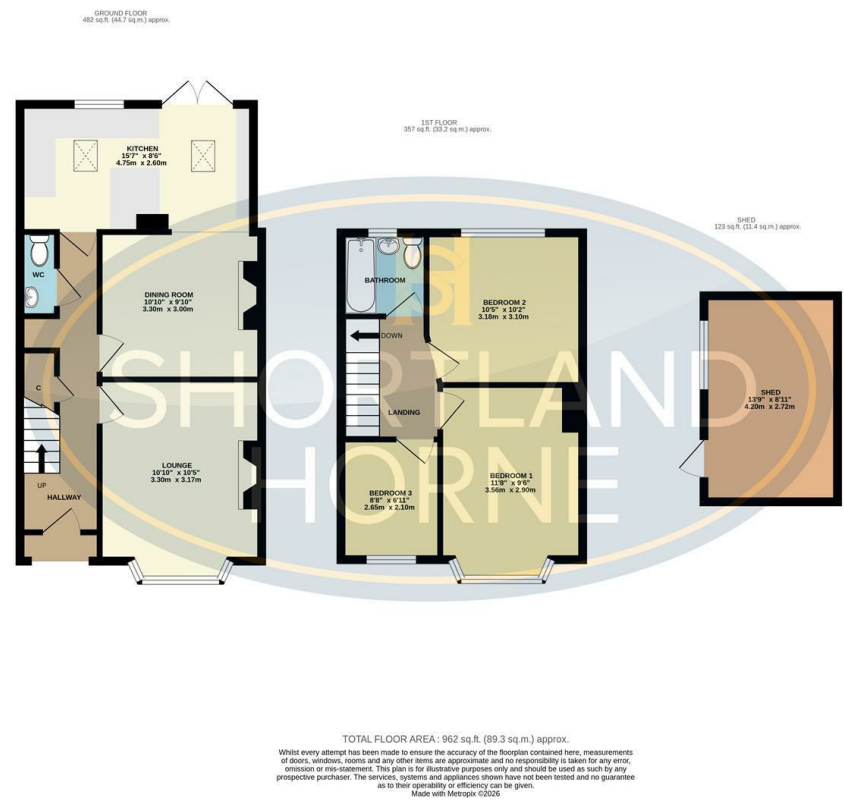
Bathroom

OUTSIDE

Shed

4.19m x 2.72m

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

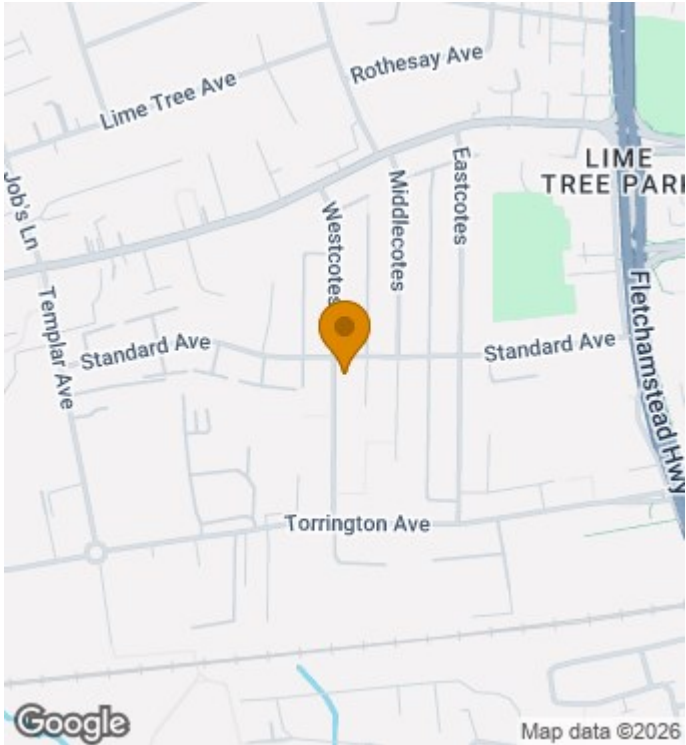
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

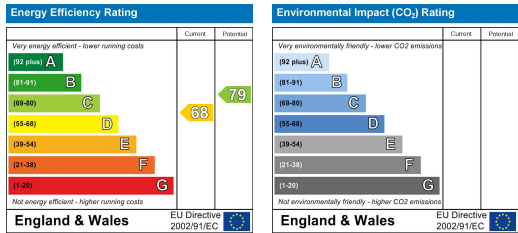
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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