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Property Experts



Westcotes  
CV4 9BE

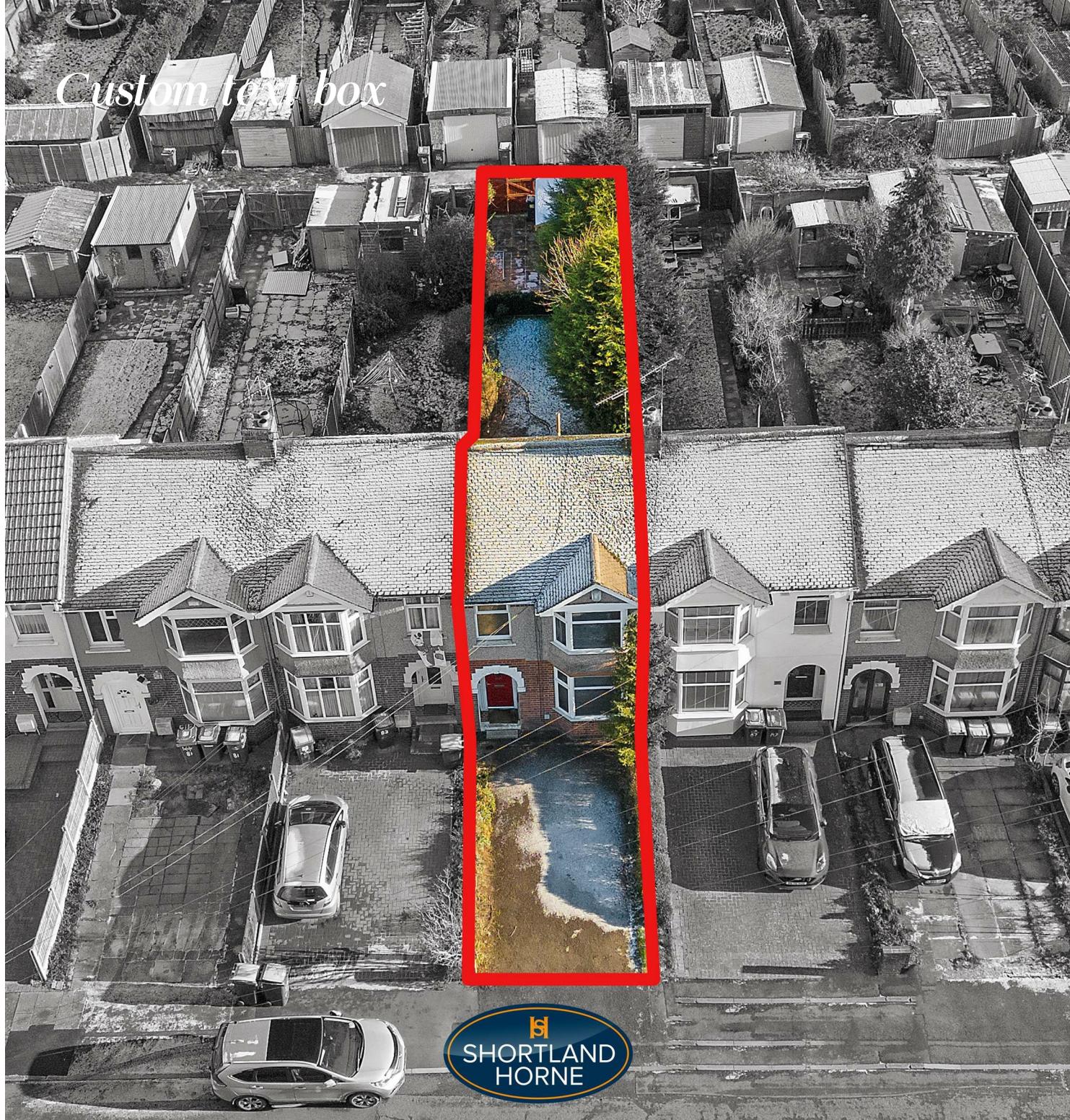
# Westcotes CV4 9BE

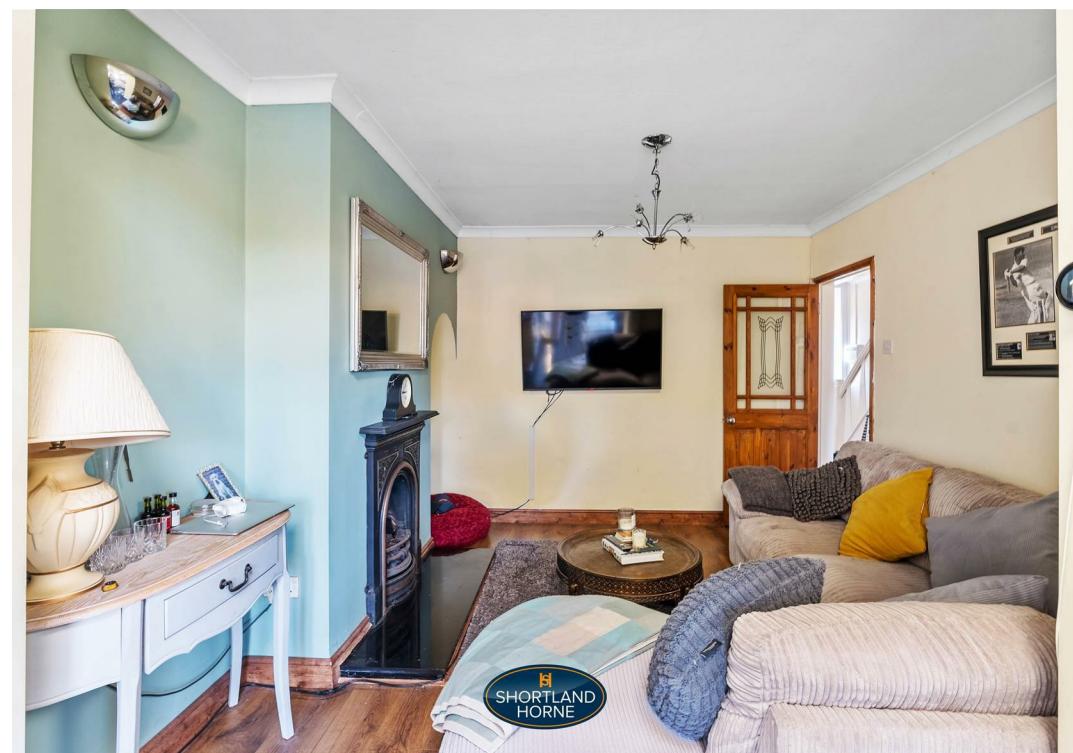
Nestled in the charming area of Westcotes, Tile Hill, Coventry, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and stylish home. Boasting three well-proportioned bedrooms, this property is perfect for those looking to establish their roots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





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SH  
SHORTLAND  
HORNE



## 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

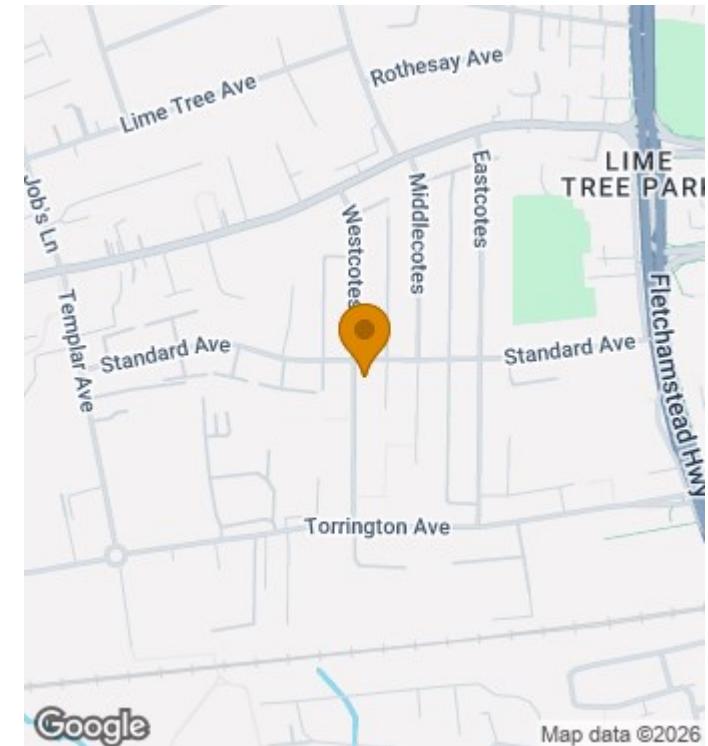
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

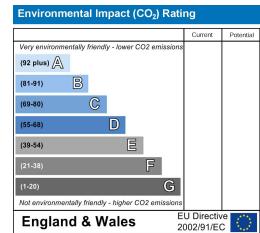
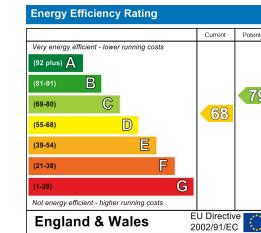
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice 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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