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Property Experts

Calvert Close
Cheylesmore CV3 5PQ

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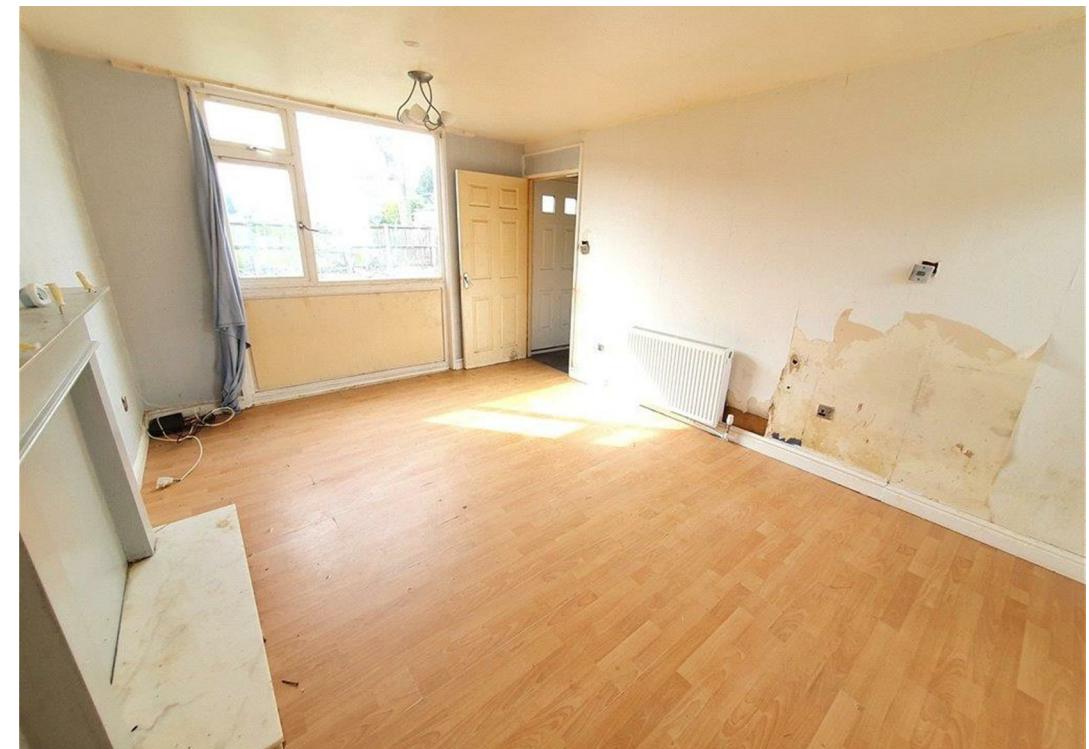
19 Calvert Close, Coventry, CV3 5PQ

£160,000. Anyone wishing to place an offer on this property should contact Shortland Horne at Warwick Gate, 21-22 Warwick Row, CV1 1ET. Tel: 02476 222123 before exchange of contracts.

Shortland Horne are now in receipt of an offer for the sum of £160,000 at 19 Calvert Close, Coventry, CV3 5PQ.

Huge potential to renovate this three bedroom family home situated in the ever popular Cheylesmore. The property is offered with no onward chain and features: entrance hall, living room, good size kitchen/breakfast room, downstairs wc, three bedrooms and bathroom, good size rear garden and garage to front.









Dimensions

GROUND FLOOR

Hallway

Kitchen/Breakfast Room

5.50m x 2.75m

Living Room

4.61m x 3.35m

WC

FIRST FLOOR

Bedroom 1

3.51m x 4.32m

Bedroom 2

3.51m x 2.75m

Bedroom 3

1.89m x 3.46m

Bathroom

1.89m x 2.00m

Cupboard

Floor Plan



Total area: approx. 77.5 sq. metres (834.2 sq. feet)

Total area: 834.20 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

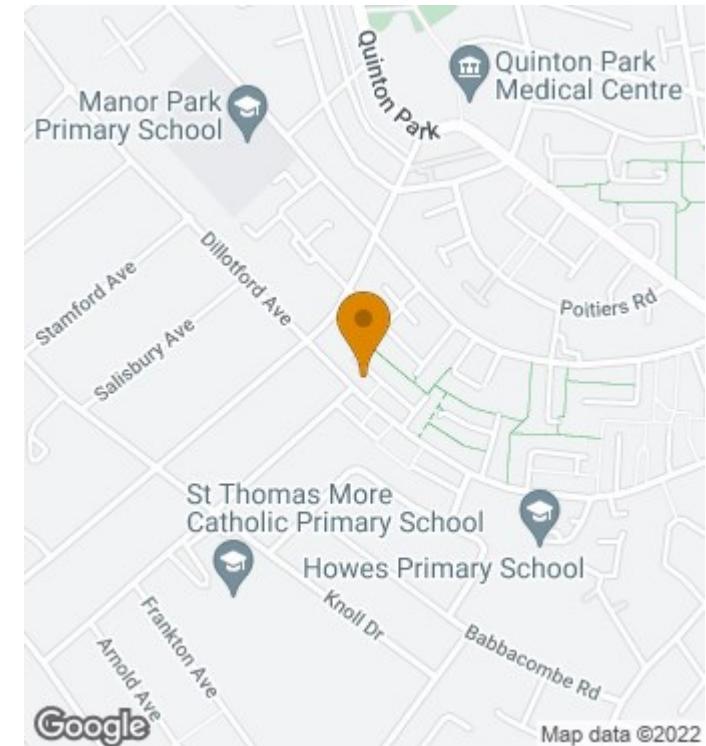
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

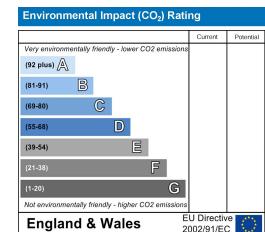
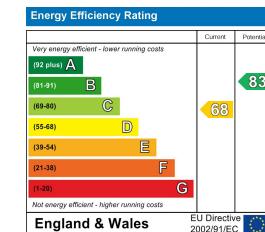
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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



02476 222 123

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