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Property Experts



Providence Street
CV5 6ED

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****NO ONWARD CHAIN****

Shortland Horne are pleased to offer for sale this well-presented two double bedroom mid-terraced property, situated in the popular Earlsdon area and offered with no onward chain.

The property has been modernised throughout and offers a practical layout ideally suited to first-time buyers, professionals or investors.

The ground floor begins with a bright front reception room, while to the rear is a generous open-plan kitchen/dining and living area, providing an excellent everyday entertaining space. The kitchen itself is fitted with a range of modern wall and base units, integrated appliances and work surfaces, with additional natural light provided by a rooflight. A ground-floor bathroom completes the accommodation on this level.

To the first floor are two well-proportioned double bedrooms, both offering good usable space.

Externally, the property benefits from a particularly long rear garden, providing plenty of outside space and scope for a purchaser to personalise further.

Well presented throughout and available with no onward chain, this is a strong opportunity for buyers looking for a ready-to-move-into home in Earlsdon.

****EPC Rating: D****

****Council Tax Band: B****

selling quality
property since 1995







SHORTLAND
HORNE



Dimensions

Reception Room

3.56m x 3.63m

Kitchen/Living Area

3.94m x 7.44m

Bathroom

2.08m x 1.68m

FIRST FLOOR

Bedroom

3.94m x 3.63m

Bedroom

3.91m x 3.61m

Floor Plan



Total area: 783.00 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.

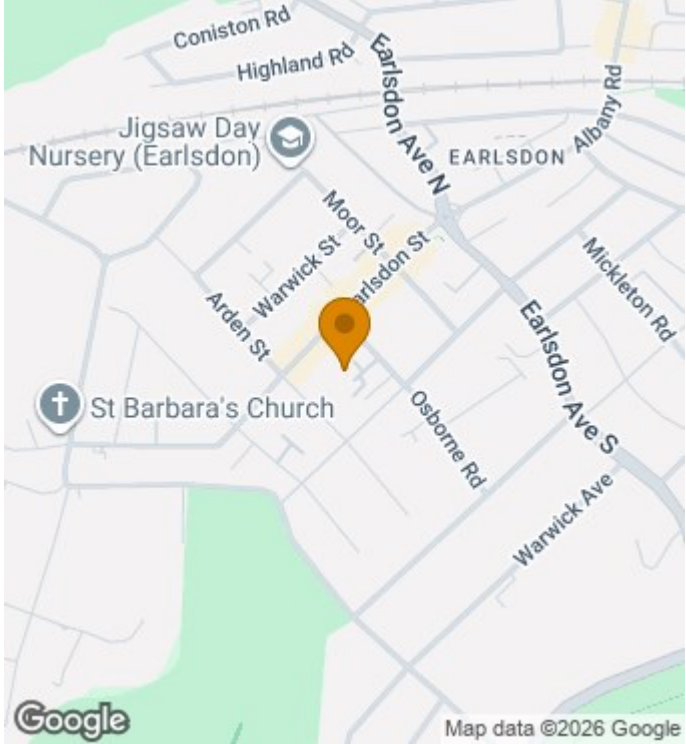
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

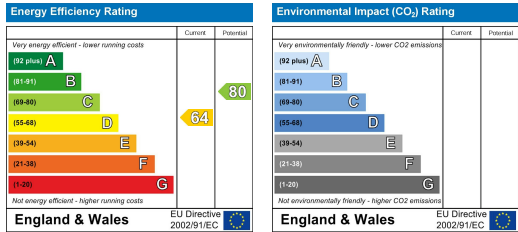
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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