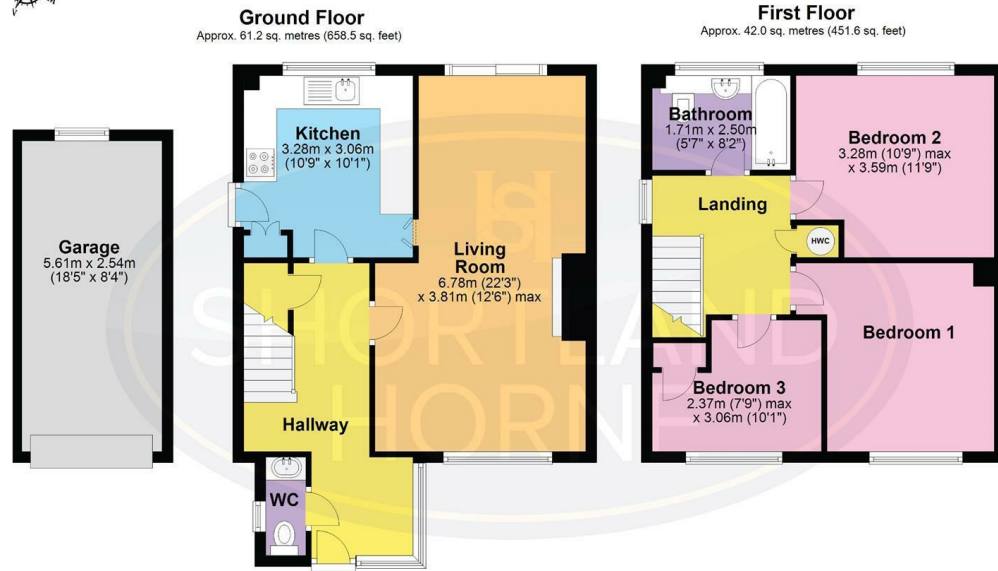


## Floor Plan



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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.



**Shortland Horne Coventry City Centre**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

**Other branches:**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Finnemore Close**  
**Styvechale Grange CV3 6LR**





## £365,000 Offers Over | Bedrooms 3 Bathrooms 2

A superb opportunity to purchase this spacious three bedroom semi detached home on a great plot, with great potential, situated in the very popular area of Styvechale Grange, within easy reach of both Grange Farm and Stivichall primary schools and good local amenities.

Briefly, the accommodation comprises of an entrance hallway leading you through to a 22ft lounge/diner with a gas fireplace, a fully fitted kitchen with wall and base units, space for a gas cooker, a washing machine and a fridge/freezer. There is also a downstairs W/C.

On the first floor you will find a family bathroom, two double bedrooms (one featuring built in wardrobes) and a single bedroom.

Outside to the front of the property is a lawned garden with a driveway providing off road parking with access to a garage. The rear garden offers a spacious well established garden which is mainly laid to lawn with mature shrubs, plants and trees and a paved patio area.

The property is gas centrally heated and fully double glazed.



### GROUND FLOOR

Entrance Hallway

Living Room

Kitchen

W/C

### FIRST FLOOR

Bedroom One

22'3 x 12'6

10'9 x 10'1

Bedroom Two

Bedroom Three

Bathroom

OUTSIDE

Garage

10'9 x 11'9

7'9 x 10'1

5'7 x 8'2

18'5 x 8'4