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Property Experts

EXCELSIOR ROAD

Excelsior Road
Tile Hill CV4 8ND



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NO ONWARD CHAIN *VIRTUAL TOUR AVAILABLE*

A fantastic opportunity to acquire a spacious, modern three-bedroom detached family home in a sought after development in Canley. Excelsior road is situated to the west of the city in the very popular development of Canley with its close proximity to Warwick University, a perfect location for investors or families alike.

The property is within easy reach of popular local schools, shops and amenities and is only a short drive away from Coventry City Centre, The A45, A46, M6, M40 and M42 Motorways. For daily commuters Canley train station is only approx. 15-minute walk away.

In brief the property comprises of; Entrance Hall with doors leading to a modern fitted kitchen with a range of wall and base units and integrated fridge/freezer and further space for a range of appliances, a lounge with doors leading you to the rear garden and a separate study. The ground floor accommodation also benefits from a shower room.

The first floor comprises of; Three double bedrooms, Bedroom one benefitting from an en-suite and a separate family bathroom.

Externally there is parking spaces to the side of the property and to the rear is a large enclosed garden with an outbuilding potentially offering a kitchenette, bedroom and en-suite shower room.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Onward Chain

EPC Rating: B

Council Tax Band: E

Total Area: Approx: 1024 Sq. Ft

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hall

Lounge

2.91m x 2.56m

Study

2.96m x 2.32m

Kitchen/Diner

2.98m x 5.04m

Shower Room

FIRST FLOOR

Bedroom One

2.97m x 3.70m

En-Suite

2.99m x 1.20m

Bedroom Two

2.97m x 2.76m

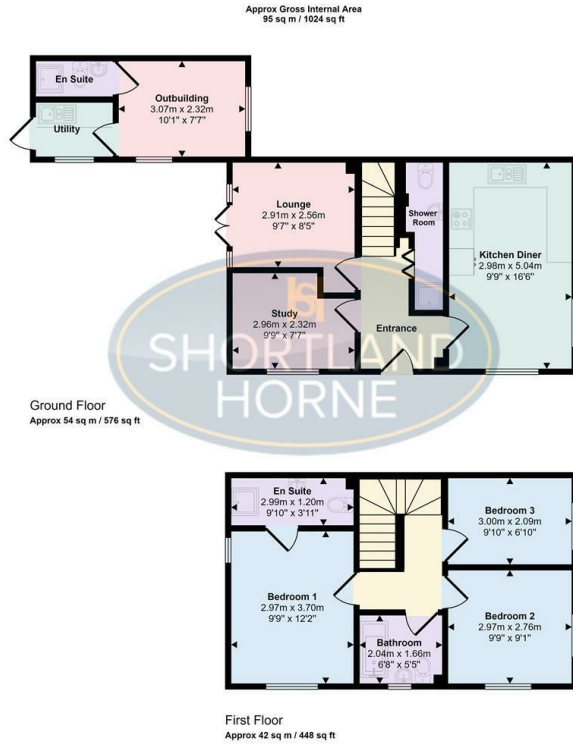
Bedroom Three

3.00m x 2.09m

OUTBUILDING

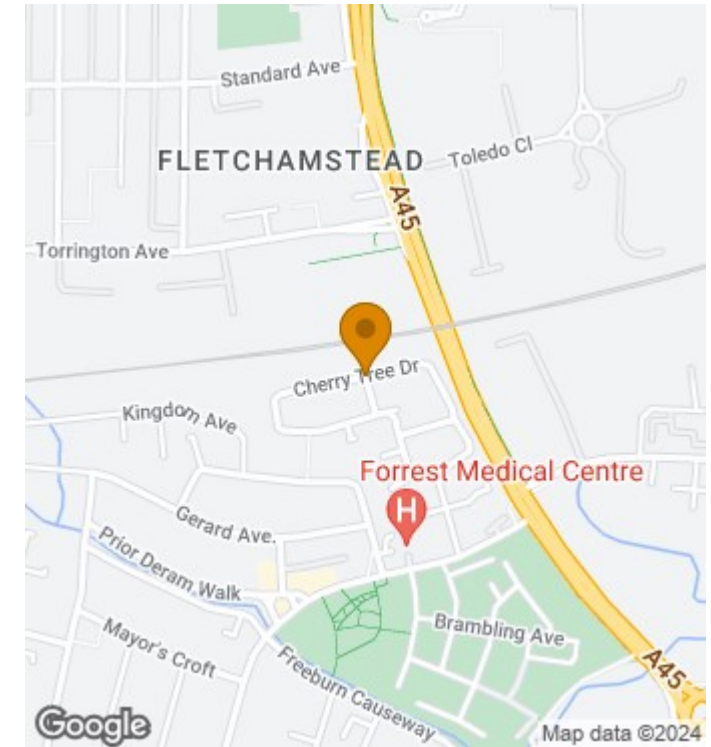


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

Location Map



Total area: 1024.00 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

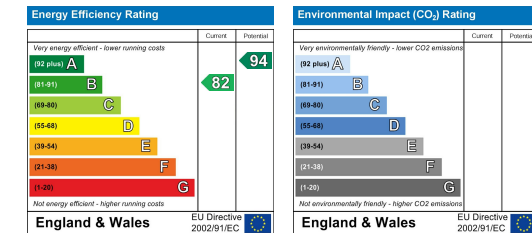
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

EPC



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