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Stareton Close
CV4 7AU

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* MUST BE VIEWED 3 BEDROOM SEMI WITH NO UPWARD CHAIN * BACKING ONTO GARDENS IN CANNON CLOSE * WALKING DISTANCE OF WAR MEMORIAL PARK & CANLEY FORD * GAS CH & DOUBLE GLAZED * BRICK BUILT DOUBLE GLAZED CONSERVATORY * REFITTED KITCHEN & REFITTED BATHROOM WITH SHOWER CUBICLE

Occupying a sought after residential location to the south side of the city, here is a three bedroom semi detached house backing onto Cannon Close to be sold with no upward chain.

The gas centrally heated and double glazed family house has been well cared by the present owner which must be viewed internally to fully appreciate the wealth of space surrounded by established lawn gardens.

The property incorporates on the ground floor Entrance Hall, lounge with wood burner electric and solid part glazed double doors through to the Dining room and double glazed double doors to the Brick built double glazed Conservatory, Fitted kitchen with deep glazed Belfast sink, dishwasher, electric hob and double oven, Utility room, Cloakroom.

To the first floor Landing with access to the loft space withy pull down ladder, 3 well proportioned bedrooms one with built in mirrored wardrobes, Fully tiled family bathroom with corner semi circular shower cubicle.

The property affords direct access to brick built garage with raised lawn foregarden and side gate through to the lawn rear garden with established shrubberies and trees providing a wealth of privacy with summerhouse and potting shed.

The property is well served for the A45 as well as within a few minutes drive of the city centre and local walks to Canley Ford and the War Memorial Park and excellent local primary, junior and secondary schools.









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Dimensions

ENTRANCE HALL

DIRECT ACCESS

LOUNGE

BRICK BUILT

4.38 x 3.95

ATTACHED GARAGE

4.66 x 2.46

DINING ROOM

FRONT & ENCLOSED

3.05 x 3.03

PRIVATE

BRICK BUILT

ESTABLISHED REAR

DOUBLE GLAZED

GARDEN

CONSERVATORY

VIEWING HIGHLY

2.93 x 2.71

RECOMMENDED

FITTED KITCHEN

NO UPWARD CHAIN

3.05 x 2.67

UTILITY ROOM

CLOAKROOM

LANDING

BEDROOM ONE

3.63 x 3.38

BEDROOM TWO

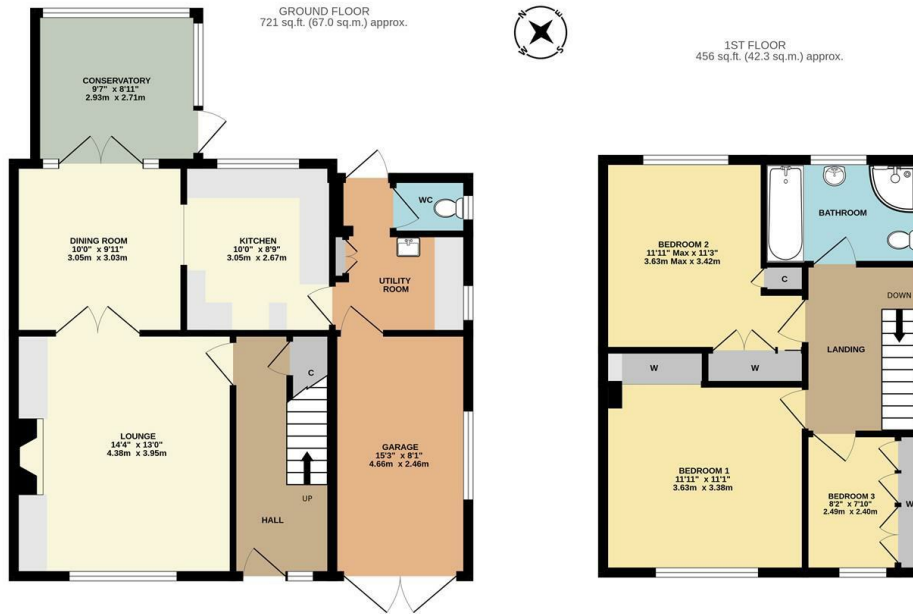
3.63 x 3.42

BEDROOM THREE

2.49 x 2.40

FAMILY BATHROOM

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1177.00 sq ft

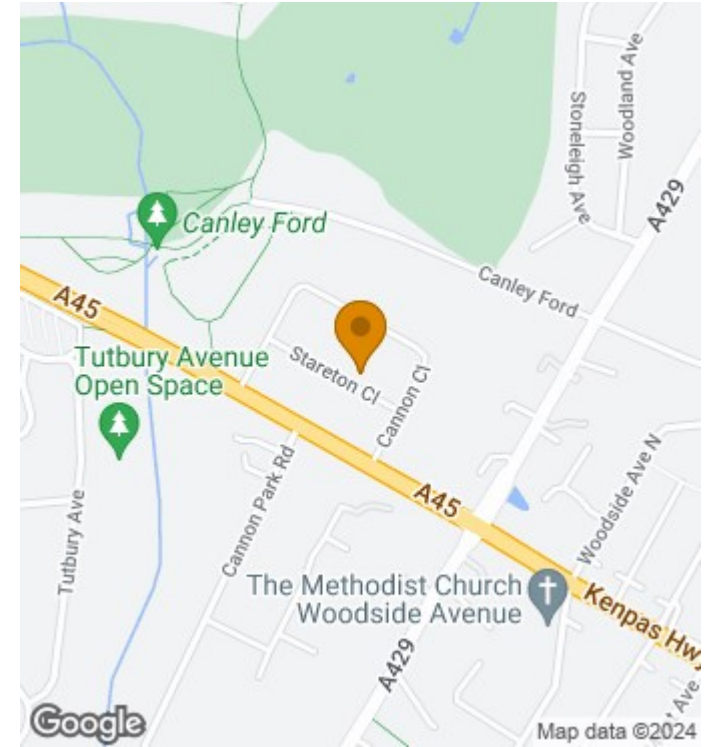
Disclaimer

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

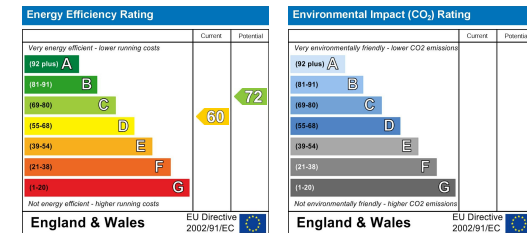
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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