



Trusted
Property Experts



Elm Walk
Willow Park CV4 8NB

Elm Walk

CV4 8NB

* 3 BEDROOM SEMI * SMALL SELECT DEVELOPMENT TO THE SOUTH WEST SIDE OF THE CITY * GAS CH & DOUBLE GLAZED
* 3 BEDROOMS PRINCIPAL WITH ENSUITE SHOWER ROOM * DIRECT ACCESS CAR PARKING DRIVEWAY FOR 3 VEHICLES *

Occupying a pleasant corner position on this small select development by Taylor Wimpey, here is a three bedroom semi detached house.

This Freehold 3 bedroom house has gas central heating and double glazed windows with a 10 Year NHBC Guarantee built some 7 years ago with the distinct advantage of direct access to the rear of the property to a three car parking tarmac driveway.

The property incorporates on the ground floor Open Canopy Porch entrance to the Entrance Door, Vestibule Hall with staircase to the first floor, Spacious Lounge, Cloakroom, Full width Dining Open Plan Fitted Kitchen with integrated appliances hob, oven, fridge, freezer, washing machine & dishwasher and double glazed double glazed double doors to the rear garden.

To the first floor Landing with access to the loft space, three well proportioned bedroom with the principal bedroom having an ensuite shower room, Fully tiled bathroom with traditional white suite and shower.

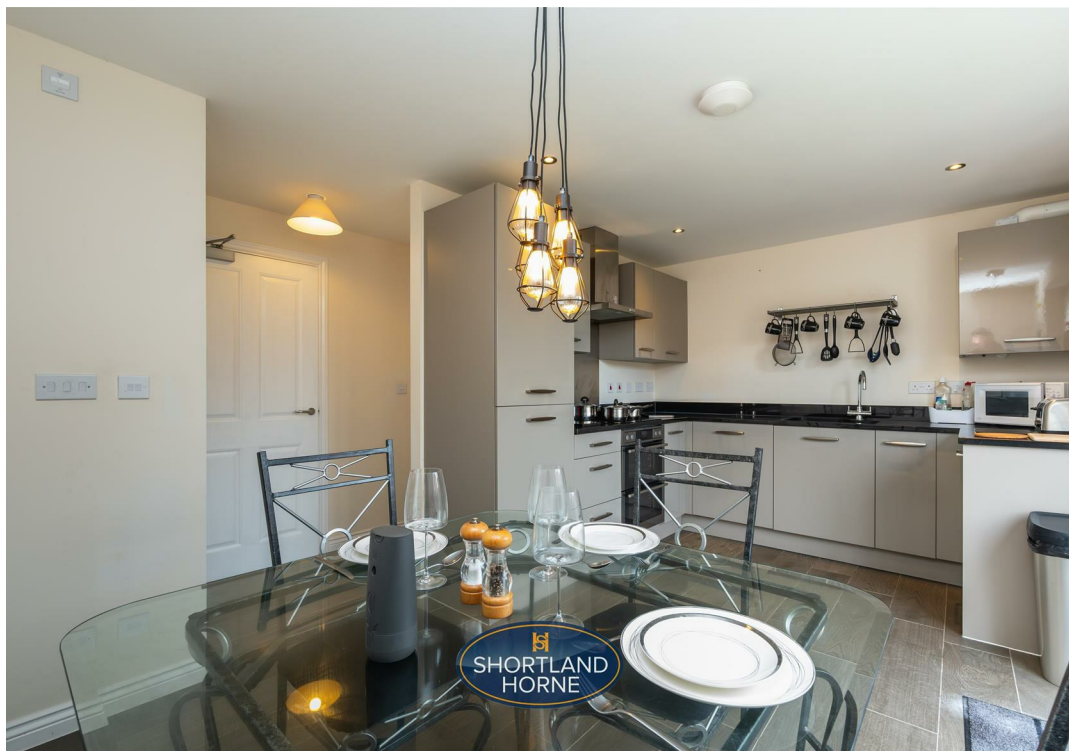
The gardens are laid to lawn at the front with side gate through to the enclosed rear garden.

There is an annual charge of £102.72 for the maintenance of the development.

The property is situated to the south west side of the city within easy distance of the Warwick University and Cannon Park Shopping centre as well as the A45 to both Coventry & Birmingham.

selling quality
property since 1995








SHORTLAND
HORNE



Dimensions

VESTIBULE HALL FRONT & ENCLOSED
REAR GARDEN

SPACIOUS LOUNGE
4.23 x 3.68

CLOAKROOM
1.84 x 1.03

DINING OPEN PLAN
KITCHEN
4.71 x 2.88

LANDING

BEDROOM ONE
3.68 x 3.43

ENSUITE SHOWER
ROOM
1.73 x 1.68

BEDROOM TWO
3.30 x 2.64

BEDROOM THREE
3.52 x 2.01

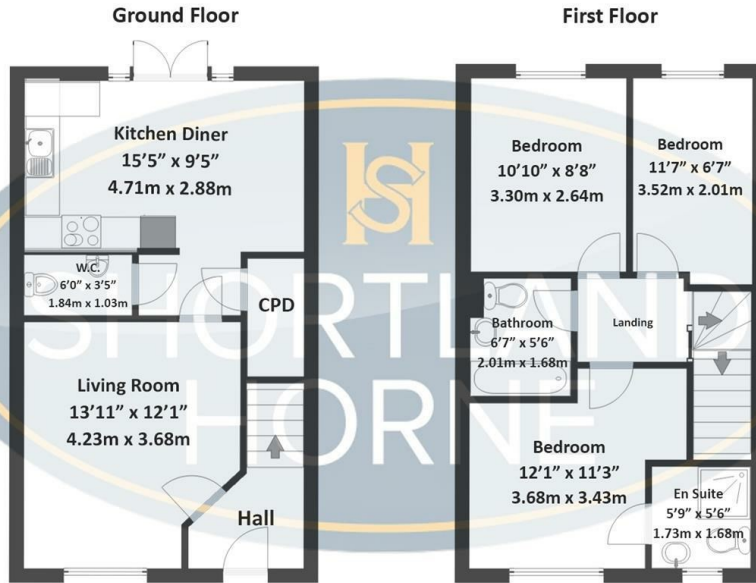
BATHROOM
2.01 x 1.68

DIRECT SIDE CAR
ACCESS TO THREE
CAR PARKING

Floor Plan

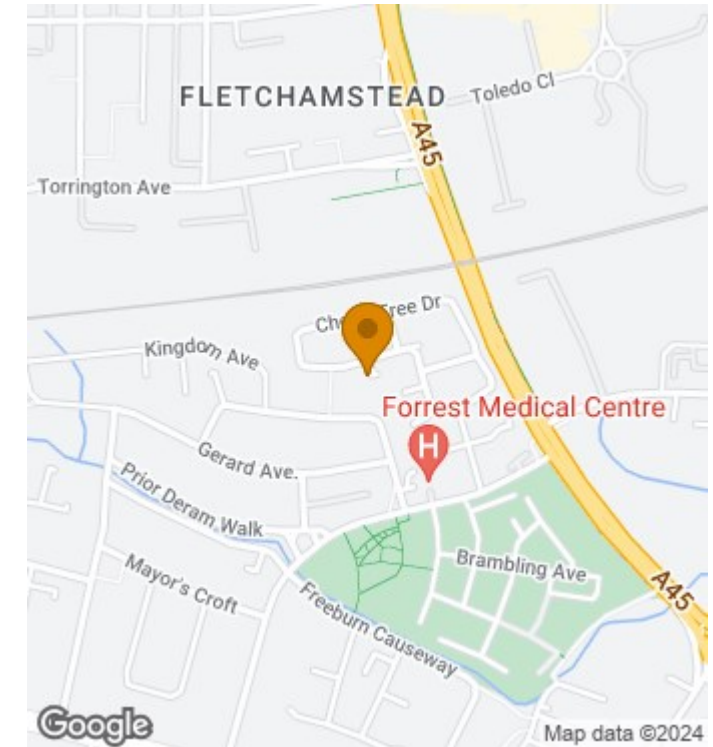


Total Living Area 79.72 square metres / 858 square feet



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

Location Map



Total area: 858.00 sq ft

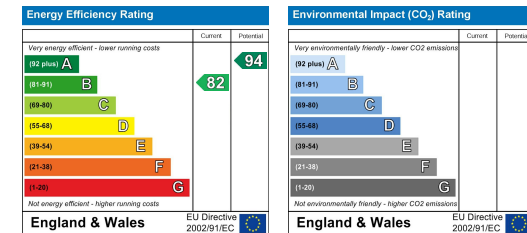
Disclaimer

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.

EPC



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

Shortland-Horne