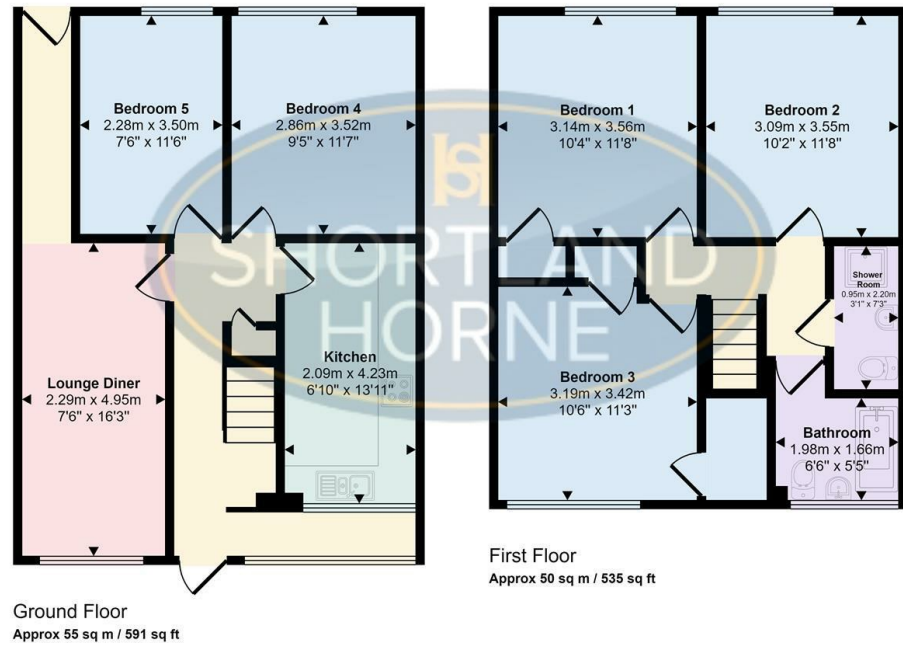


Floor Plan

Approx Gross Internal Area
105 sq m / 1126 sq ft



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 Snappy 360.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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

follow us  



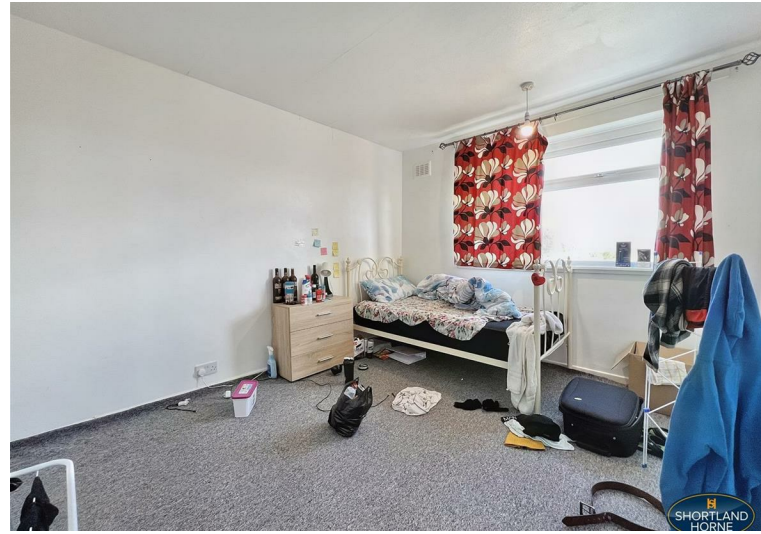
follow us  

Rookery Lane
CV6 4HE



£200,000 Guide Price | Bedrooms 5 Bathrooms 2

Required Optional Bullet Points: Immediate 'exchange of contracts' available Sold via 'Secure Sale' Strap (intro) Line: Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid ***** This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. To be added at the foot of (all) the property advert..... Auctioneers Additional Comments: Pattinson Auction are working in Partnership with the marketing agent in the online auction sale and are acting as the Auctioneer. The Auction is being held either under Conditional Sale or Unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be £1500.00PCM WITH A 7% YIELD.



This five bedroom mid terrace HMO property is fully let out for three years with the ground floor comprising of an entrance hallway with doors leading off to communal lounge/diner, a fully modern fitted kitchen and two double bedrooms.

On the first floor you will find a bathroom, a shower room and three double bedrooms completes this wonderful property.

Outside to the front is a driveway providing off road parking and to the rear there is a fully enclosed garden mainly laid to lawn with a patio area and a shed for extra storage.

Please note this property is under a rent review meaning the rent could increase

GROUND FLOOR		Bedroom Three	10'6 x 11'3
Entrance Hallway		Bedroom Two	10'2 x 11'8
Lounge/Diner	7'6 x 16'3	Bedroom One	10'4 x 11'8
Kitchen	6'10 x 13'11	Shower Room	3'1 x 7'3
Bedroom Four	9'5 x 11'7	Bathroom	6'6 x 5'5
Bedroom Five	7'6 x 11'6		
FIRST FLOOR			