




SHORTLAND
HORNE

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Hinckley Road
Walsgrave On Sove CV2 2EX

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* WELL APPOINTED ELEVATED 3 BEDROOM DETACHED HOUSE * EXTENDED FAMILY ACCOMMODATION * NO UPWARD CHAIN * THROUGH LOUNGE WITH ARCHWAY TO SITTING ROOM EXTENSION * FITTED KITCHEN * REFURBISHED SHOWER ROOM * EXCELLENT ACCESS DOUBLE LENGTH GARAGE * FRONT & ESTABLISHED REAR FAMILY GARDEN

Enjoying an elevated position, here is an Impressive & Extended 3 bedroom Detached family house which must be viewed internally to be fully appreciated. The property has been occupied from new with gas central heating and double glazed windows and to be sold with no upward chain.

The family accommodation incorporates a welcoming Storm porch entrance to Entrance hall, Through Lounge/ Dining room with double glazed double doors opening out to the established rear garden, Open archway to the Sitting room extension, Refitted kitchen with cream fronted units incorporating hob, oven, integrated fridge & washing machine. To the first floor Landing, 3 Double bedrooms one with built in wardrobes and dressing table, Refurbished Shower room with walk in shower.

The gardens are well laid out and established with herbaceous borders and trees providing a wealth of privacy being particularly larger than average and affording excellent access directly off Boswell Drive to a double length brick built garage.

The property is well served for excellent local amenities as well as a few minutes drive of the M6 / M69 motorway networks.



selling quality
property since 1995









Dimensions

STORM PORCH

ENTRANCE HALL

SPACIOUS LOUNGE/
DINING ROOM

7.52 x 3.87

SITTING ROOM

3.62 x 3.17

FITTED KITCHEN

2.97 x 2.69

LANDING

BEDROOM ONE

4.04 x 3.28

BEDROOM TWO

3.78 x 3.35

BEDROOM THREE

3.13 x 2.45

REFURBISHED

SHOWER ROOM

EXCELLENT ACCESS
TO DOUBLE LENGTH
BRICK GARAGE

10.55 x 2.83

LARGER THAN
AVERAGE
ESTABLISHED REAR
FAMILY GARDEN

VIEWING HIGHLY
RECOMMENDED
WITH NO UPWARD
CHAIN



Floor Plan



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 sq.m.) approx.
 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: 1416.00 sq ft

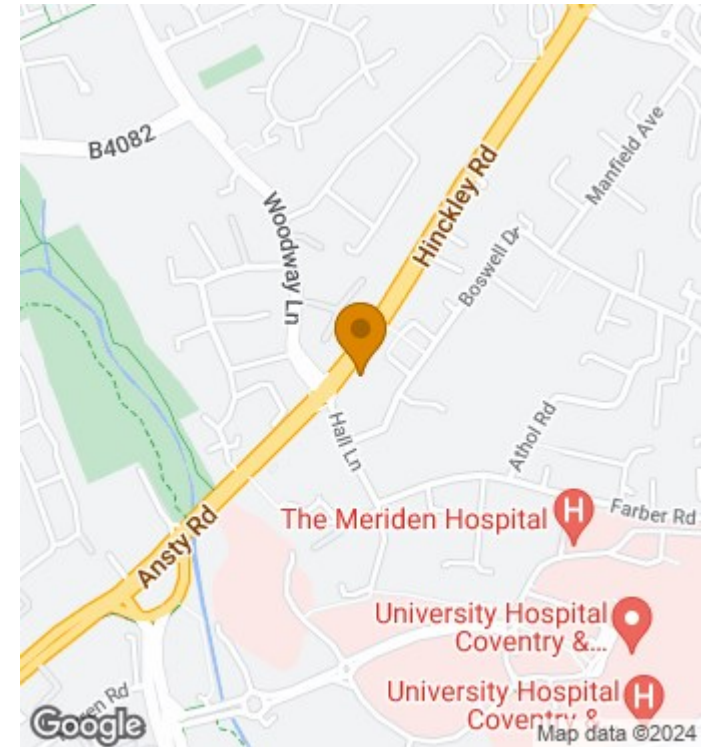
Disclaimer

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

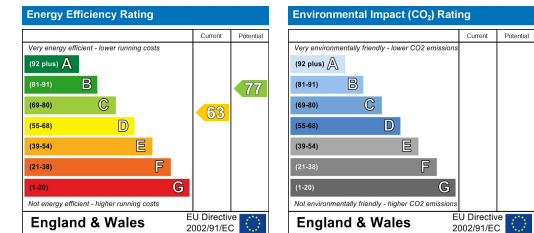
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



Trusted Property Experts

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