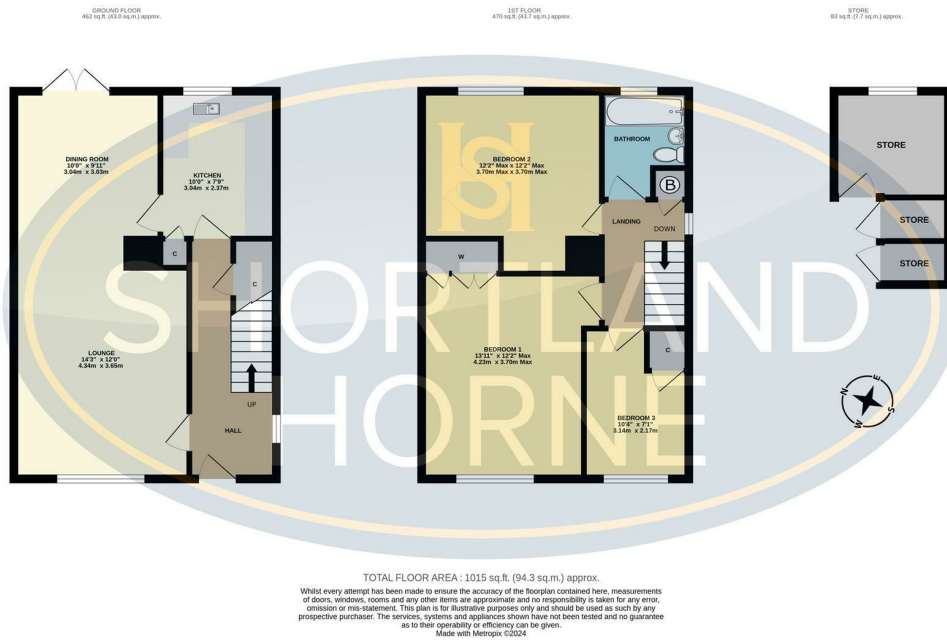
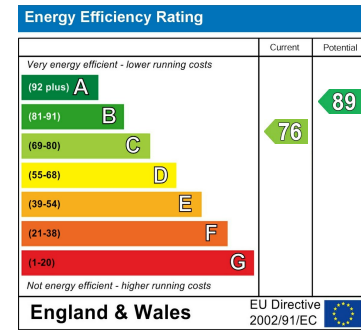


Floor Plan



EPC



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:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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follow us  

Langley Croft
Tile Hill CV4 9RE



£265,000 Offers Over | Bedrooms 3 Bathrooms 1

Welcome to Langley Croft, Coventry - a brilliant location that could be the perfect setting for your new home! OFFERED WITH NO CHAIN. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

This lovely house features a beautifully renovated exterior, giving it a fresh and modern look. The 1,015 sq ft of living space provides a comfortable environment for you to make lasting memories with your loved ones. The property also includes a well-maintained bathroom, ensuring your convenience and comfort.

Situated close to good schools, shops, and local amenities, this home offers both convenience and a sense of community. The large garden is a fantastic bonus, perfect for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon.

Don't miss out on the opportunity to own this three-bedroom end of terrace family home in Langley Croft. With its prime location and charming features, this property is just waiting for you to make it your own.



GROUND FLOOR

Entrance Hallway

Lounge 14'3 x 12'0

Dining Room 10'0 x 9'11

Kitchen 10'0 x 7'9

FIRST FLOOR

Bedroom One 13'11 x 12'2

Bedroom Two

12'2 x 12'2

Bedroom Three

10'4 x 7'1

Bathroom