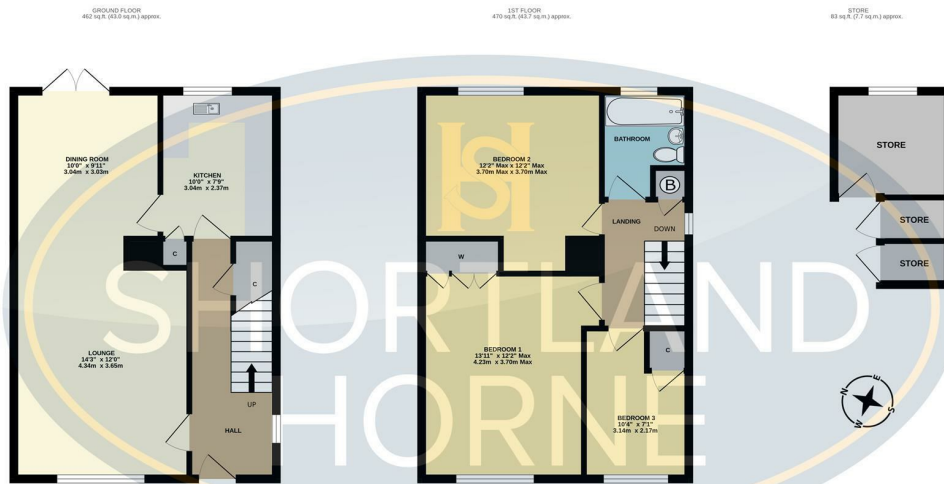


Floor Plan



TOTAL FLOOR AREA : 1015 sq ft (94.3 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 is given as to their operability or efficiency can be given.
 Made with Metropix (2024)

EPC

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | 76 | |
| (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  

Langley Croft
 Tile Hill CV4 9RE



£265,000 Offers Over | Bedrooms 3 Bathrooms 1

Key features
 * NO CHAIN
 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.
 * New external wall insulation (installed at 2023). Benefits of wall insulation: reduce your energy bills, reduce heat loss and make home feel warmer. Wall insulation prevents your home from heating up in summer and keeps you home warmer in winter.
 * Triple glazing windows (installed in 2021). Reduce energy bills, and effective noise reduction. More energy efficient than double glazed windows.
 * New gas boiler (installed in 2021). Energy efficient and allows you to spend less on monthly bills serviced every year means that it keeps good condition and safe.
 * Exterior doors (installed in 2018 with warranty for 25 years)

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