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Celilo Walk
CV6 2NY

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This beautiful two bedroom end of terrace family home is situated within a quiet Cul-de-Sac, on a pretty housing development in Keresley with views over open countryside. The property is within the catchment of highly regarded schools including Holy Family primary school and President Kennedy and Cardinal Newman secondary schools and it is within reasonable access to a good range of local amenities including a variety of shops.

The property is very well presented and it is styled in a pleasing mix of calm, neutral tones and ready to move straight into. In brief the accommodation to the ground floor includes a hallway, a W.C, a fully fitted modern kitchen and a lounge/diner with French doors opening out to the garden.

On the first floor you will find a family bathroom and two double bedrooms.

Outside to the rear is a fully enclosed garden with a shed for extra storage and access to a brick built pitched single garage with rear access parking.

This lovely property which is set in a most enviable position offers very good value for

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selling quality
property since 1995





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WELCOME





Dimensions

GROUND FLOOR

Entrance Hallway

Kitchen

W/C

Lounge/Diner

4.57m x 3.91m

FIRST FLOOR

Bedroom One

2.51m x 3.91m

Bedroom Two

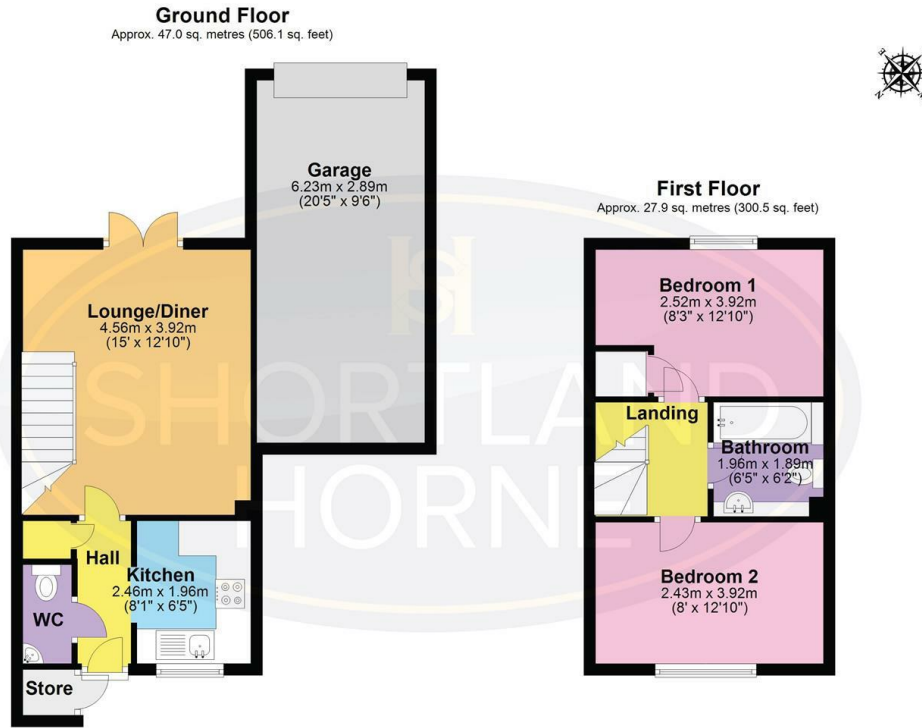
2.44m x 3.91m

Bathroom

1.96m x 1.88m



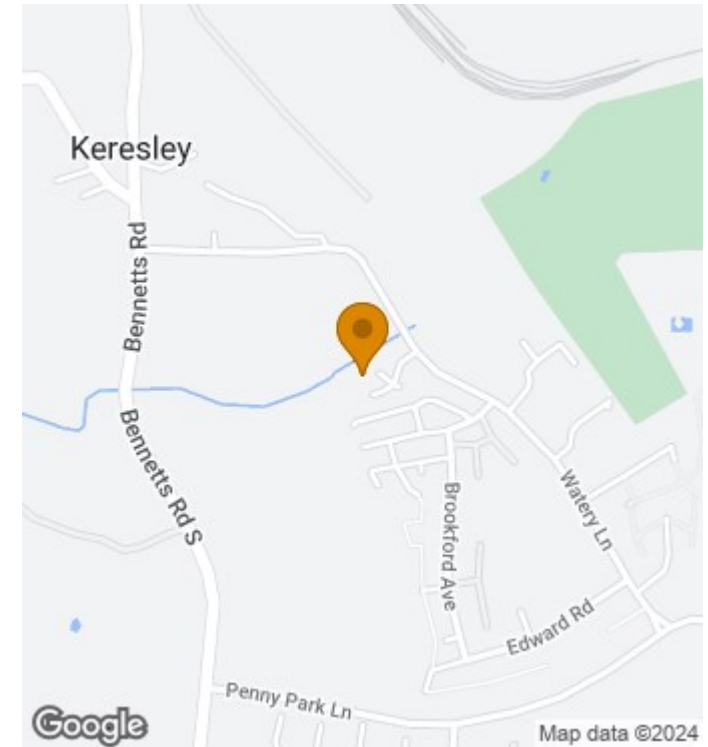
Floor Plan



Total area: approx. 74.9 sq. metres (806.7 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Location Map



Total area: 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

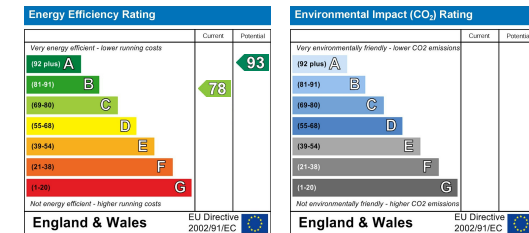
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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



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02476 222 123

sales@shortland-horne.co.uk

@ShortlandHorne

shortland-horne.co.uk

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