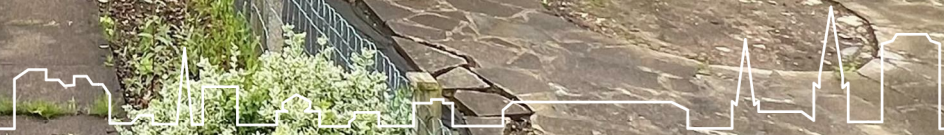




  
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Watery Lane  
Keresley CV6 2GH

  
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# Watery Lane

## CV6 2GH

\* DOUBLE BAYED 3 BEDROOM TERRACE \* NO UPWARD CHAIN \* GAS CH & DOUBLE GLAZED \* WITHIN A FEW MINUTES DRIVE OF LOCAL COUNTRYSIDE EXTENDED GROUND FLOOR ACCOMMODATION \* REAR ACCESS CONCRETE GARAGE \* VIEWING RECOMMENDED

\*Welcome to Watery Lane, Keresley, Coventry - a charming location for this delightful three-bedroom mid-terrace house. As you step inside, you are greeted by a cosy lounge, perfect for relaxing after a long day. The dining area / open plan kitchen offers ample space for culinary creations, ideal for hosting family and friends.

This property boasts three well-appointed bedrooms, providing plenty of space for a growing family or those in need of a home office. The bathroom is conveniently located to serve all bedrooms, ensuring practicality and ease of use.

One of the highlights of this home is the easily maintainable rear garden, offering a lovely outdoor space for enjoying a morning coffee or hosting summer barbecues. With no chain involved, the process of making this house your home is made even smoother.

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## Dimensions

**STORM PORCH  
ENTRANCE**

**BATHROOM**  
1.65 x 1.84

**ENTRANCE HALL  
BAY WINDOWED  
LOUNGE**

**REAR CAR ACCESS  
CONCRETE GARAGE**  
5.52 x 2.89

4.43 x 3.48

**FRONT & ENCLOSED  
REAR GARDEN**

**DINING AREA**  
3.31 x 2.61

**NO UPWARD CHAIN**

**OPEN PLAN FITTED  
KITCHEN**  
3.34 x 2.76

**LIVING ROOM  
EXTENSION**  
2.34 x 3.92

**CLOAKROOM**

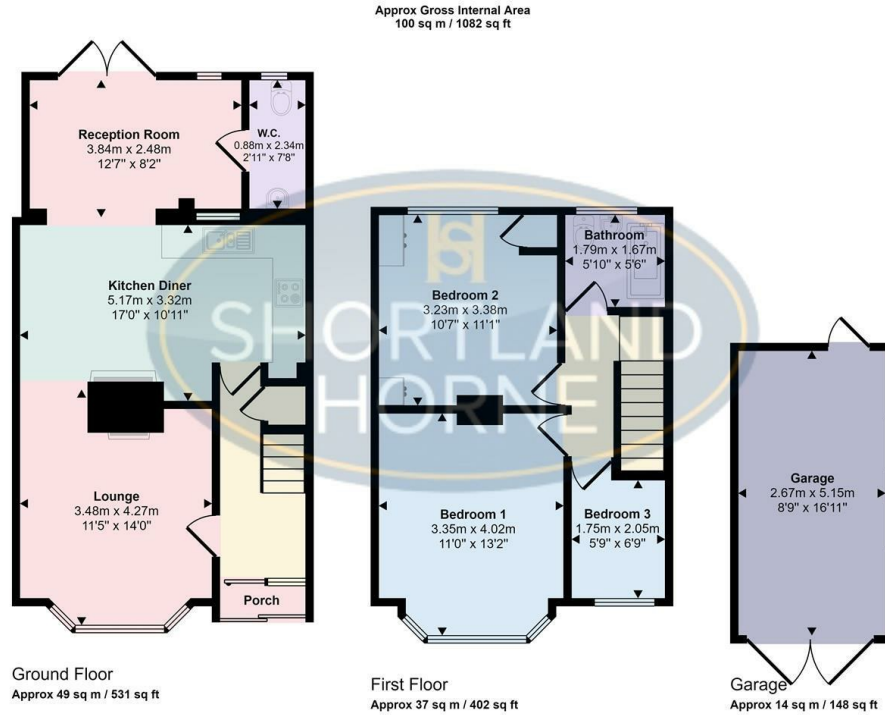
**LANDING**

**BEDROOM ONE**  
4.05 x 3.36

**BEDROOM TWO**  
3.37 x 3.29

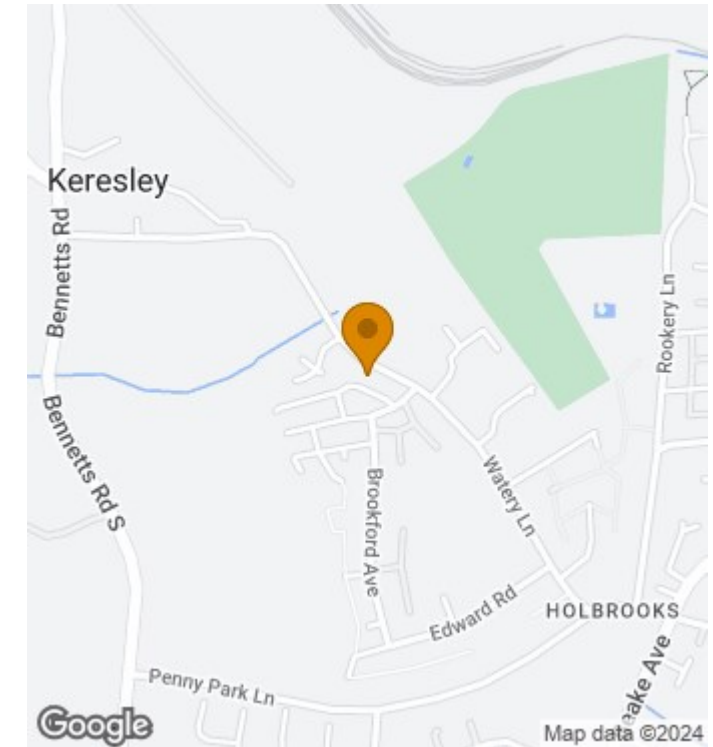
**BEDROOM THREE**  
2.40 x 1.76

# Floor Plan



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.

# 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

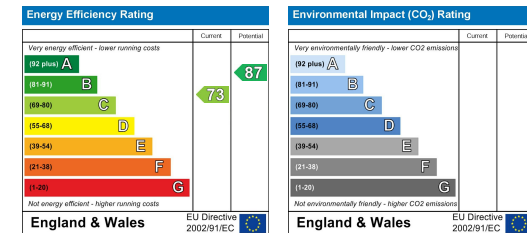
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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