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Collett Walk,  
Windmill Fields, Coundon CV1 4PT

## Collett Walk, CV1 4PT

\* ATTRACTIVELY PRESENTED BRYANT BUILT END MEWS FREEHOLD PROPERTY \* SMALL SELECT MODERN DEVELOPMENT \* WITHIN WALKING DISTANCE OF THE CITY CENTRE \* GAS CH & DOUBLE GLAZED \* DOUBLE BEDROOM \* 2 ALLOCATED PARKING SPACES \* NO UPWARD CHAIN

Welcome to this charming property located in the heart of Collett Walk, Windmill Fields, Coundon, Coventry. This delightful end terrace house boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom and a well-appointed bathroom with shower, this home is ideal for a first-time buyer or a savvy buy-to-let investor looking to expand their portfolio.

The property has been previously let earning £1,000 per month with an outstanding Gas Safety Certificate valid until 1/4/25 & an Electrical Certificate expiring November 2026.

Situated in a prime location, this corner end mews property comes with the added convenience of no upward chain, making the buying process smooth and hassle-free. The property also offers not one, but two allocated car parking spaces, a rare find in such a central location, ensuring you always have a secure place to park.

With its close proximity to the city centre, you can enjoy the best of both worlds - a peaceful retreat in a bustling city. Whether you're looking for a cozy home to call your own or a lucrative investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own this gem in a sought-after area of Coventry.

selling quality  
property since 1995









## Dimensions

ENTRANCE HALL

LOUNGE  
3.49 x 3.46

FITTED KITCHEN  
WITH HOB, OVEN &  
FRIDGE FREEZER  
3.24 x 2.63

LANDING

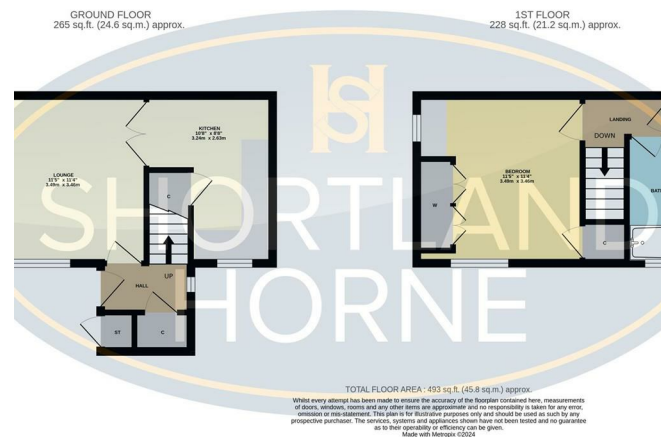
DOUBLE BEDROOM  
WITH FITTED  
BEDROOM  
FURNITURE  
3.49 x 3.46

BATHROOM WITH  
SHOWER

2 ALLOCATED CAR  
PARKING SPACES

OPEN PLAN LAWN  
FOREGARDEN

NO UPWARD CHAIN



# Floor Plan

# Location Map

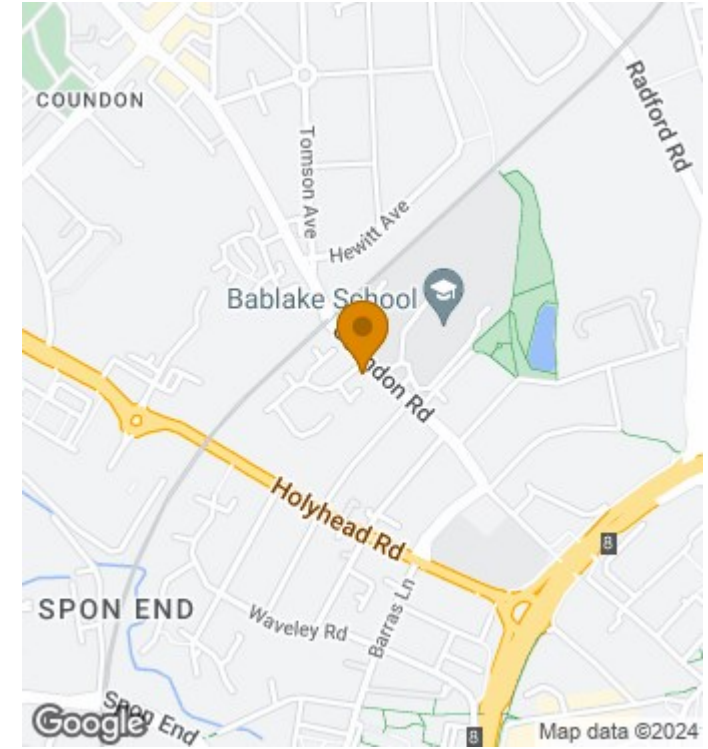
GROUND FLOOR  
265 sq.ft. (24.6 sq.m.) approx.

1ST FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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: 493.00 sq ft

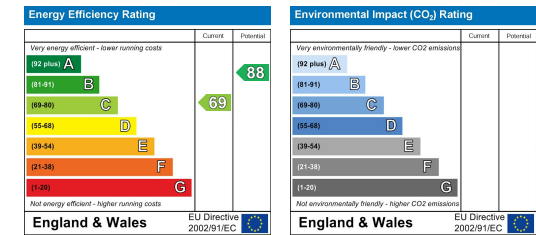
**Disclaimer**

**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.

## EPC



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