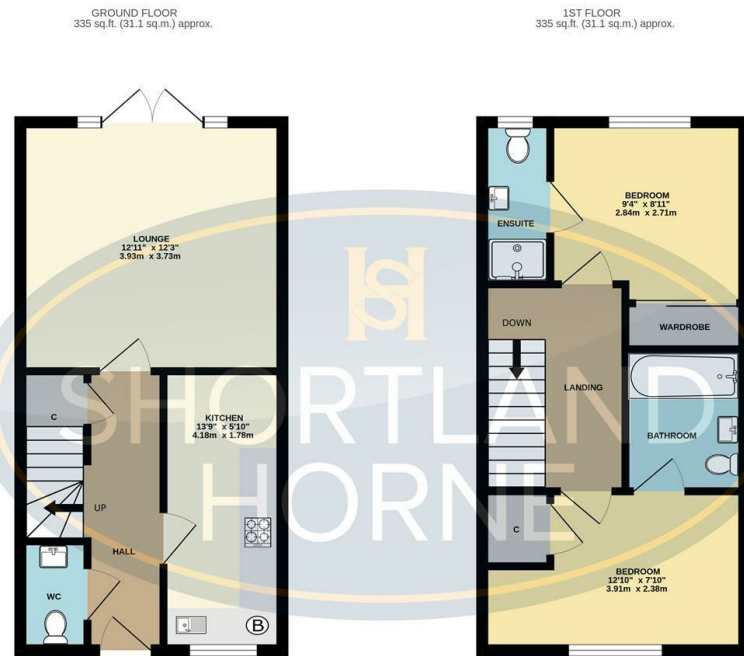


Floor Plan



TOTAL FLOOR AREA: 670 sq. ft. (62.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error or omission of measurement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency can be given.
 Made with Metropac CS204

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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

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Cromwell Close
Westwood Heath CV4 8NT



£295,000 Guide Price | Bedrooms 2 Bathrooms 2

Welcome to Cromwell Close, Westwood Heath, Coventry - a charming semi-detached house nestled in the heart of the picturesque Westwood Park development. This delightful property boasts 1 reception room, 2 cosy bedrooms, and a modern bathroom spread across 670 sq ft of living space.

Westwood Heath offers the perfect blend of tranquillity and convenience, being just a stone's throw away from the vibrant city of Coventry. With the historic towns of Kenilworth, Warwick, and Royal Leamington Spa a short distance away, you'll have a plethora of recreational activities and dining options at your fingertips.

Transportation is a breeze with easy access to the M6 and M42 motorways, intercity train stations, and Birmingham Airport. Whether you're commuting for work or exploring the charming English countryside, this location caters to all your travel needs.

Step inside "The Ashtead" and be greeted by a well-designed layout featuring an entrance hall, a comfortable lounge, a stylish kitchen/dining room, a convenient downstairs WC, and ample storage space. Upstairs, you'll find a spacious master bedroom with an en-suite shower room, a second double bedroom, a cosy single bedroom, and a family bathroom.

To top it off, this property offers the luxury of 2 off-road parking spaces, ensuring parking woes are a thing of the past. Don't miss the opportunity to make this lovely house your home sweet home in the heart of England.



GROUND FLOOR

Entrance Hallway

Lounge

12'11 x 12'3

Kitchen

13'9 x 5'10

W/C

FIRST FLOOR

Bedroom

9'4 x 8'11

En-Suite

Bedroom

12'10 x 7'10

Bathroom