



Trusted
Property Experts



Centenary Road
Canley CV4 8GF



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Welcome to Centenary Road, Canley, Coventry - a charming location perfect for those seeking a new home or a savvy investment opportunity. This delightful mid-terrace house boasts three bedrooms, ideal for a growing family or those in need of extra space.

With one open plan reception room, there's plenty of space to entertain guests or simply relax after a long day, a modern kitchen, three bedrooms and also features a recently refurbished shower room,

Situated close to Warwick University, this property offers great potential for those looking to invest in student accommodation or rental properties. The proximity to the university makes it a prime location for students or academic staff seeking a convenient place to call home.

Furthermore, the fact that this property is being offered with no chain adds to its appeal, making the buying process smoother and more straightforward for potential buyers.

Don't miss out on this fantastic opportunity to own a three-bedroom terrace in a sought-after location with great investment potential. Contact us today to arrange a viewing and take the first step towards making this property your own.

selling quality
property since 1995





Warwick University




SHORTLAND
HORNE



Dimensions

Ground Floor

Lounge/Dining Room

7.41 x 3.72

Kitchen

4.24 x 2.78

First Floor

Bedroom 1

4.25 x 3.73

Bedroom 2

4.65 x 3.56

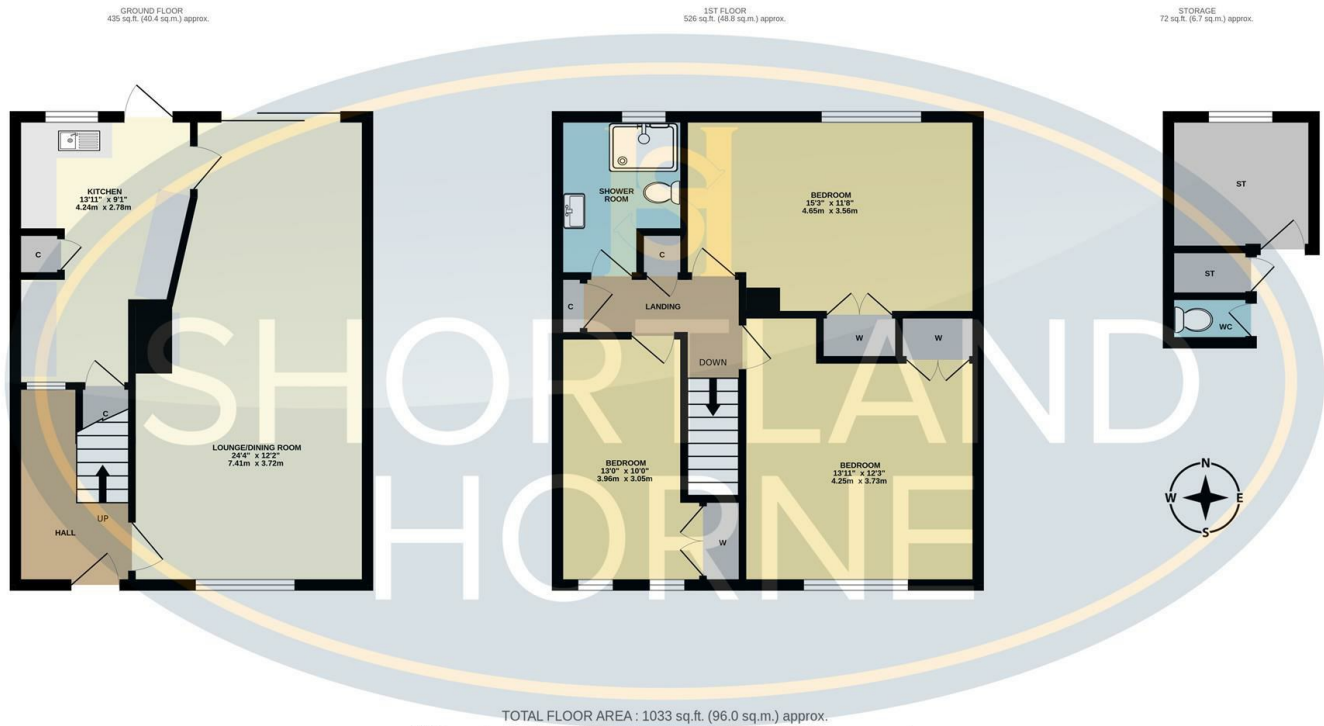
Bedroom 3

3.96 x 3.05

Shower Room



Floor Plan



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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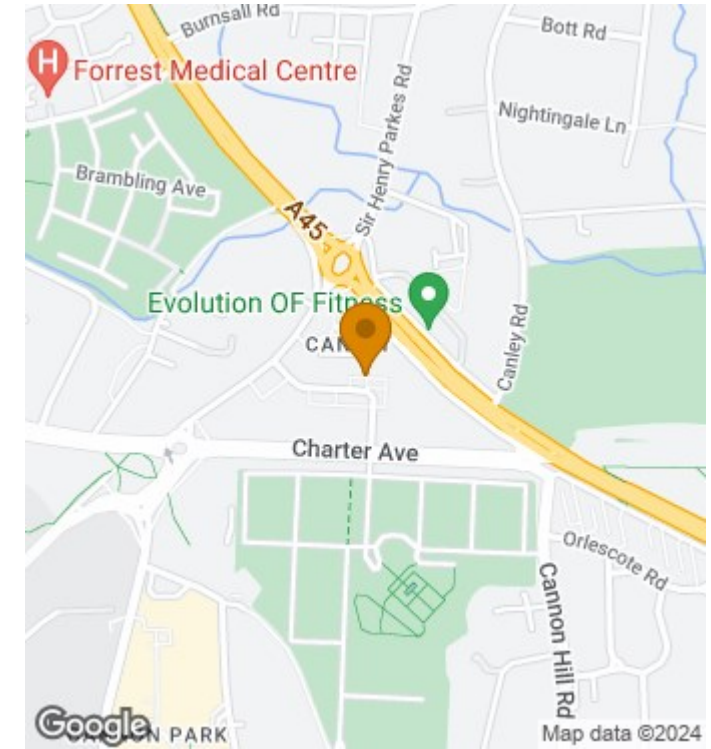
Disclaimer

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

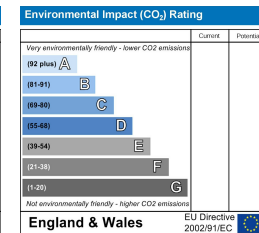
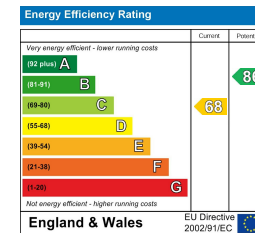
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC



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02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

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