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Penruddock Drive  
Tile Hill CV4 8LX

# Penruddock Drive

## CV4 8LX

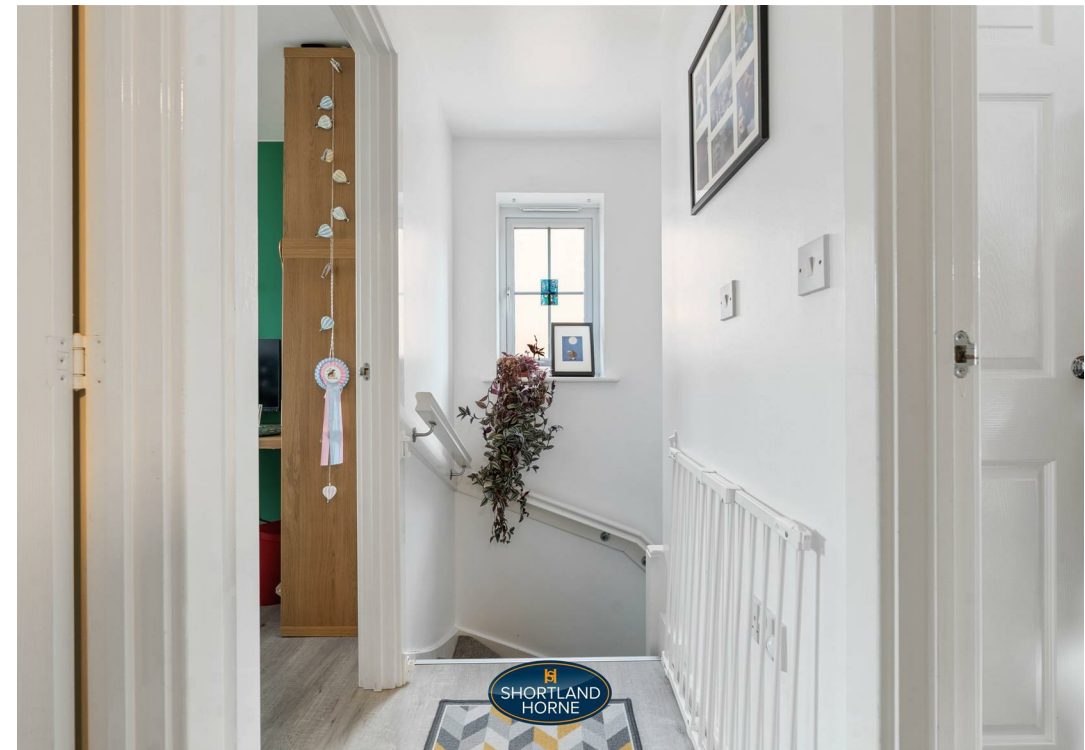
Shortland Horne are extremely proud to present this immaculate three bedroom semi-detached home; with fantastic commute routes which is ideally located close to Tile Hill Train Station and easy access to Warwick University, Coventry & Birmingham City Centre and Schools.

This wonderful property offers an entrance hallway with doors leading off to a downstairs W/C, a spacious 17ft lounge and a modern fitted kitchen/diner with an integrated oven/gas hob, space for a fridge/freezer, washing machine, a tumble dryer and French doors which open out to the garden.

On the first floor you will find a family bathroom and three generously sized bedrooms with the master bedroom featuring built in wardrobes and an en-suite shower room.

Outside to the front of the property there is a tarmac driveway providing off street parking for up to three cars with access to a garage and to the rear of the property is a lovely fully enclosed private garden.





# Tile Hill Train Station





## Dimensions

### GROUND FLOOR

Hallway

WC

Lounge

5.23m x 3.81m

Kitchen / Dining Room

4.78m x 2.95m

### FIRST FLOOR

Landing

Bedroom One

3.30m x 3.10m

En-Suite

Bedroom Two

2.97m x 2.72m

Bedroom Three

2.97m x 1.96m

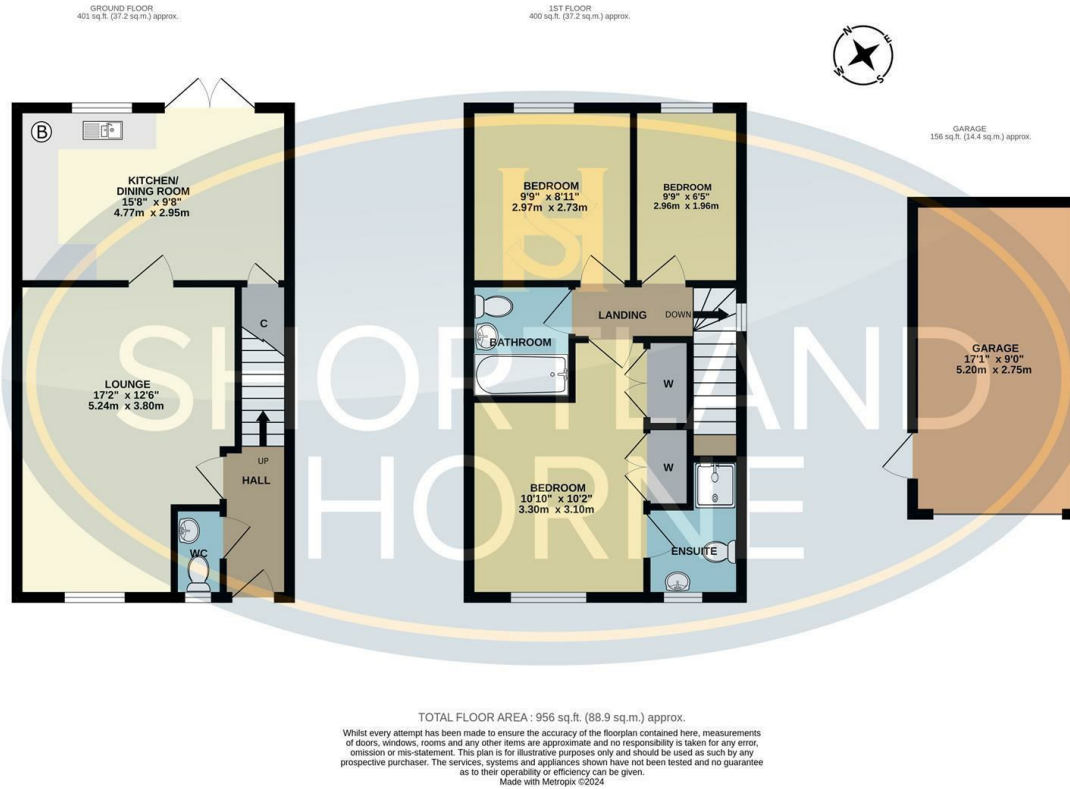
Bathroom

**GARAGE**

5.21m x 2.74m



# Floor Plan



Total area: 956.00 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 Home.

**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 Home 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

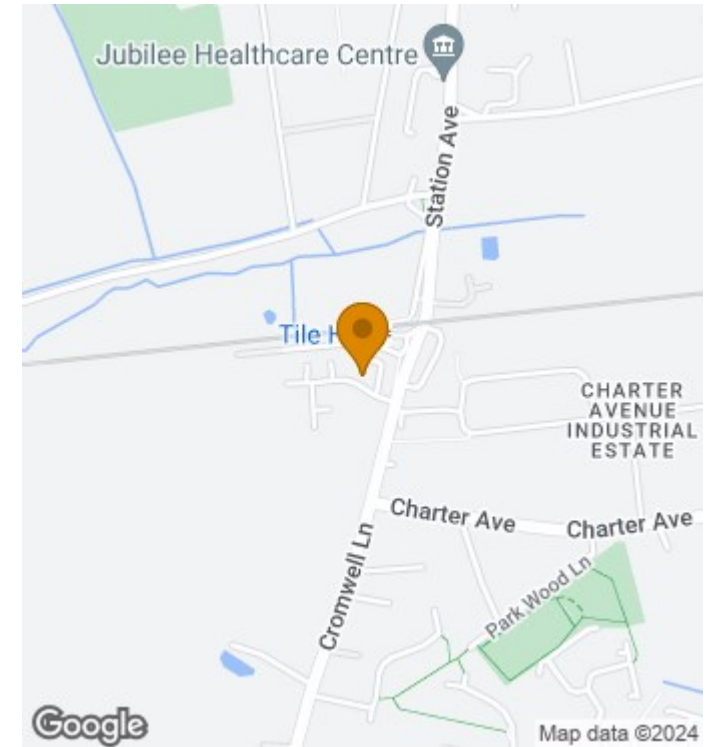
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

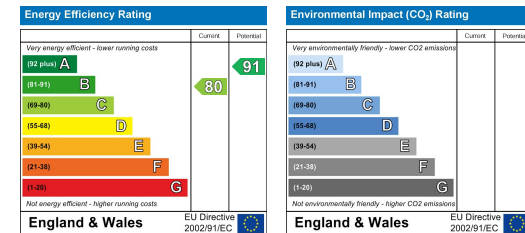
**Referrals** If Shortland Home have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Home'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 Home 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



Trusted Property Experts

02476 222 123

sales@shortland-horne.co.uk

shortland-horne.co.uk

@ShortlandHorne

Shortland-Horne