




SHORTLAND
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Howcotte Green

CV4 8BP


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Shortland Horne are pleased to bring to market this superb, spacious three-bedroom semi-detached property, in a sought after location and only a short distance away from Warwick University!

Howcotte Green is situated in Canley, close to both Canley and Tile Hill Train Stations for daily commuters and within easy walking distance of Warwick University. The property is surrounded by many local amenities as well as Cannon Park Shopping Centre.

The property ground floor in brief comprises of; Entrance hallway with doors leading to a light and airy spacious lounge and separate dining room to the rear aspect, a fitted kitchen with a range of wall and base units as well as space for appliances. The ground floor also benefits from a very useful utility area and W/C.

The first floor offers two double bedrooms and a single bedroom as well as a family bathroom.

Externally to the rear there is a well maintained enclosed garden with patio area.

PLEASE NOTE THE PROPERTY IS OF NON STANDARD CONSTRUCTION AND THERE ARE LIMITED LENDERS ON THIS TYPE OF PROPERTY CONSTRUCTION.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Looking for a property

EPC Rating: D

Council Tax Band: A

Total Area: Approx: 984 Sq. Ft

selling quality
property since 1995









Dimensions

Entrance Hall

2.03m x 3.61m

Lounge

4.20m x 3.69m

Dining Room

3.19m x 2.60m

Kitchen

3.18m x 2.59m

Utility

1.16m x 5.36m

W/C

FIRST FLOOR

Bedroom One

3.76m x 3.74m

Bedroom Two

4.08m x 2.49m

Bedroom Three

2.56m x 2.75m

Bathroom

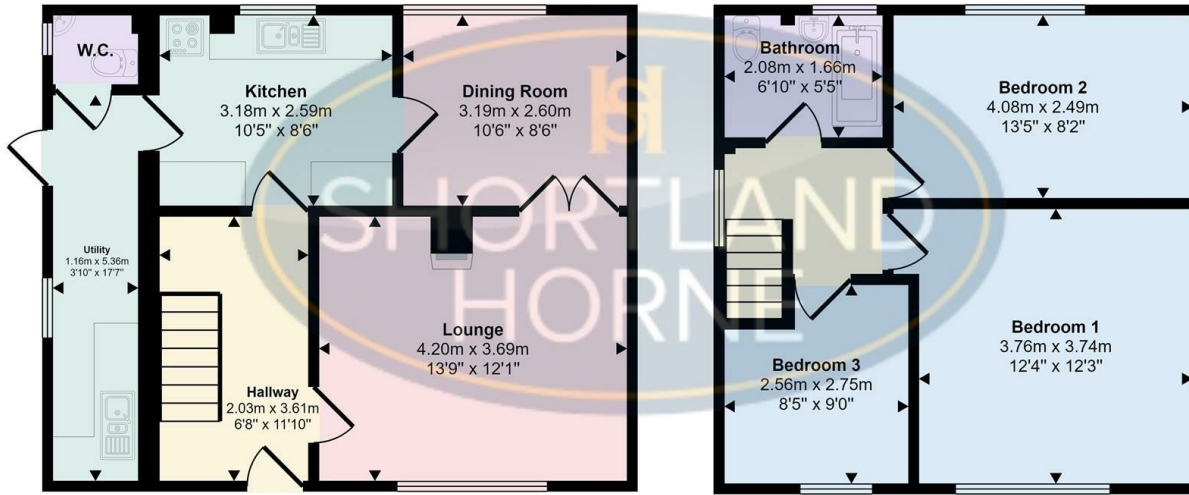
2.08m x 1.66m

Garden



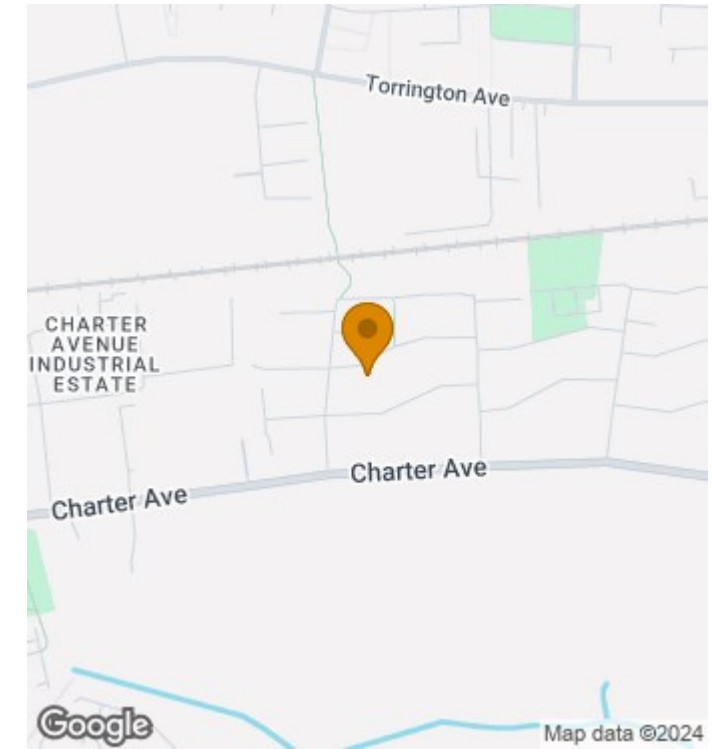
Floor Plan

Approx Gross Internal Area
91 sq m / 984 sq ft



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: 984.00 sq ft

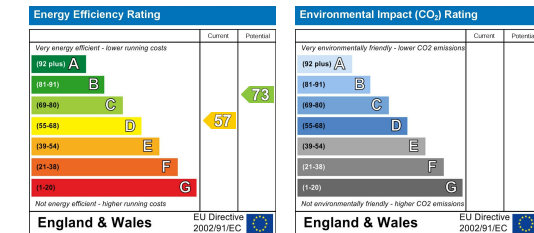
Disclaimer

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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