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Findon Close  
Bulkington CV12 9QT

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\*\*\*OFFERED WITH NO UPWARD CHAIN\*\*\*

This three bedroom semi detached property is located in the sought after location of Findon Close, Bulkington. Within easy reach of good local schools, shops, and the M6 linking the motorway network.

This wonderful property offers an entrance hallway with doors leading off to a 20ft living room, an extended dining area and a fitted kitchen providing spaces for appliances.

On the first floor you will find a family bathroom, three generously sized bedrooms, one of which benefits from built in wardrobes.

Situated on a large corner plot, this house offers a spacious garden where you can enjoy outdoor activities or simply unwind in the fresh air. The driveway and detached garage provide ample parking space for your vehicles, ensuring convenience for you and your guests.

selling quality  
property since 1995









## Dimensions

### GROUND FLOOR

Entrance Hall

Lounge

6.30m x 4.01m

Dining Room

3.02m x 3.02m

Kitchen

3.66m x 2.97m

### FIRST FLOOR

Landing

Bedroom One

3.81m x 3.51m

Bedroom Two

3.10m x 2.72m

Bedroom Three

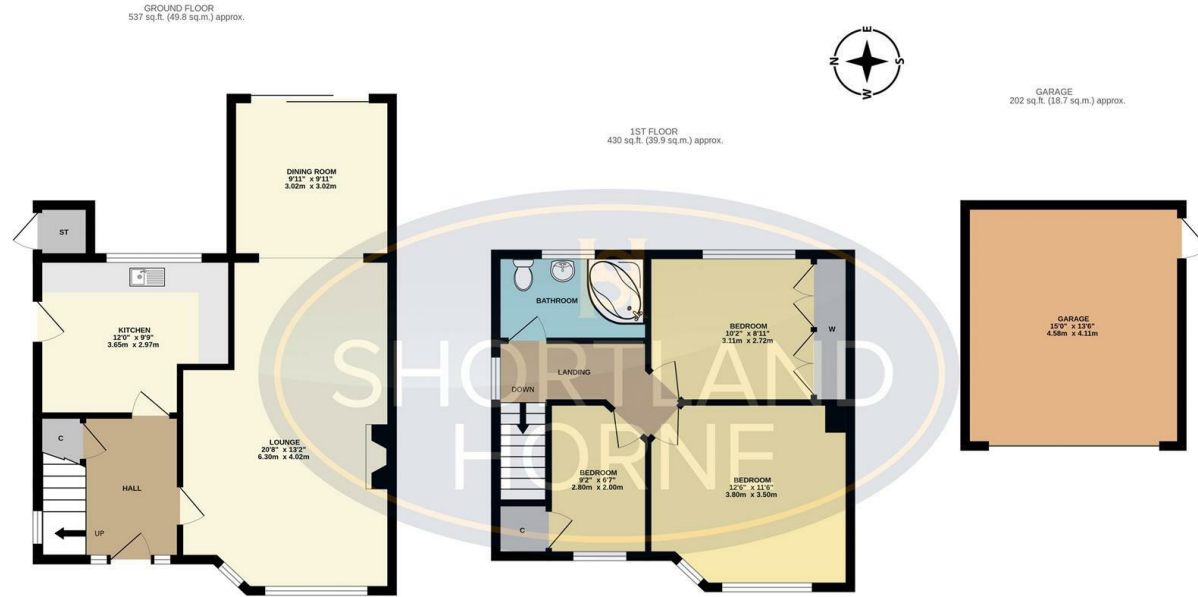
2.79m x 2.01m

### GARAGE

4.57m x 4.11m



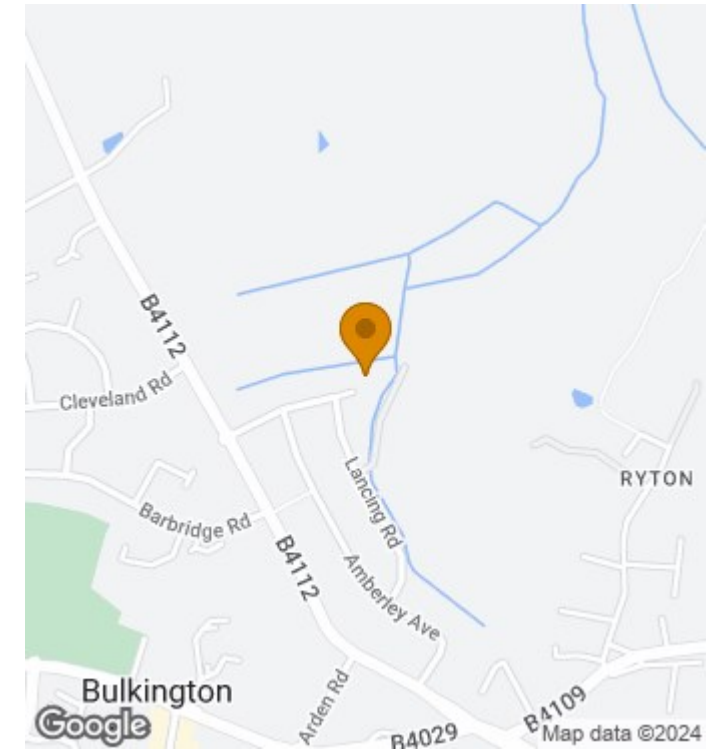
# Floor Plan



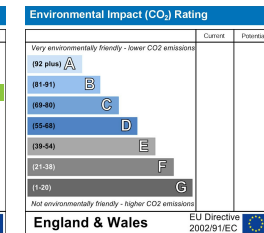
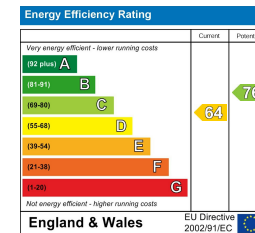
TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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# Location Map



## EPC



### 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.

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