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Elm Grove
Arley CV7 8NT

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Located within the charming village of Old Arley, is this delightful Two-Bedroom semi-detached bungalow in Elm Grove. Perfectly positioned for those seeking a tranquil semi-rural lifestyle, yet with convenient access to the bustling cities of Nuneaton and Coventry.

This property offers a wonderful opportunity for those looking to put their own stamp on a home, with the potential for modernisation and the added benefit of no onward chain.

In brief the property comprises of: Spacious Lounge, Kitchen/Dining Room, Two Double Bedrooms with Wardrobes and a Family Bathroom.

Externally to the front you will find a lawned fore garden and to the rear a private enclosed rear garden with access to the single garage.

Surrounded by a variety of local amenities including shops and schools, this bungalow caters to both convenience and comfort.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

EPC Rating: D

Council Tax Band: B

Total Area: Approx: 818 Sq. Ft

selling quality
property since 1995








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Dimensions

Lounge

4.92m x 4.54m

Kitchen/Dining Room

3.25m x 3.01m

Hall

Bedroom One

3.76m x 3.31m

Bedroom Two

3.83m x 2.30m

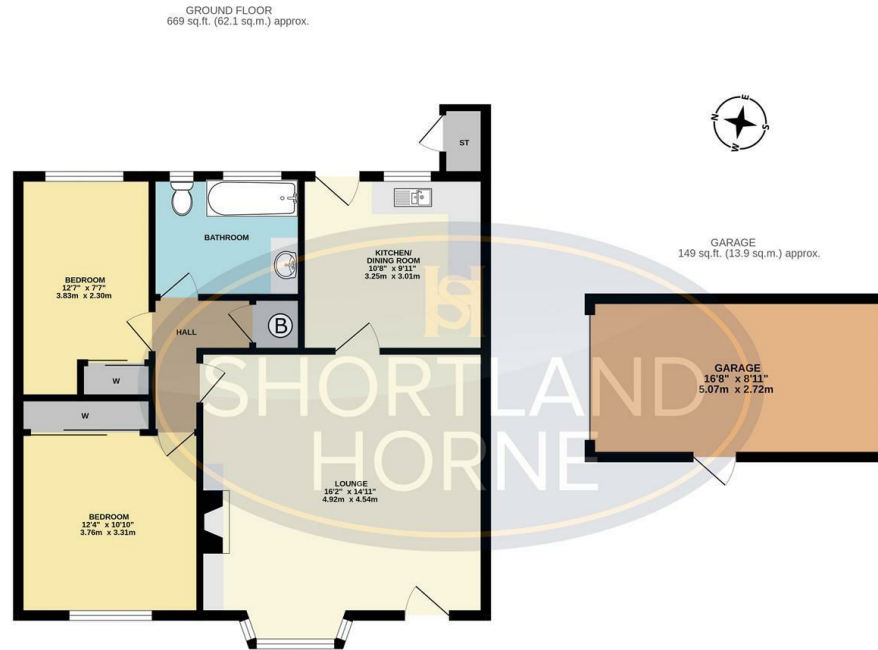
Bathroom

Garage

5.07m x 2.72m



Floor Plan



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Total area: 818.00 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

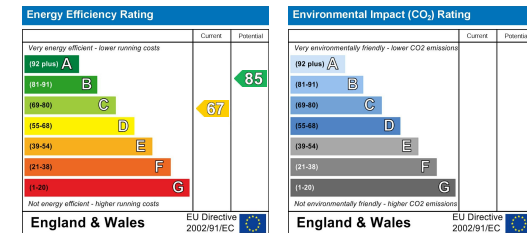
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC



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