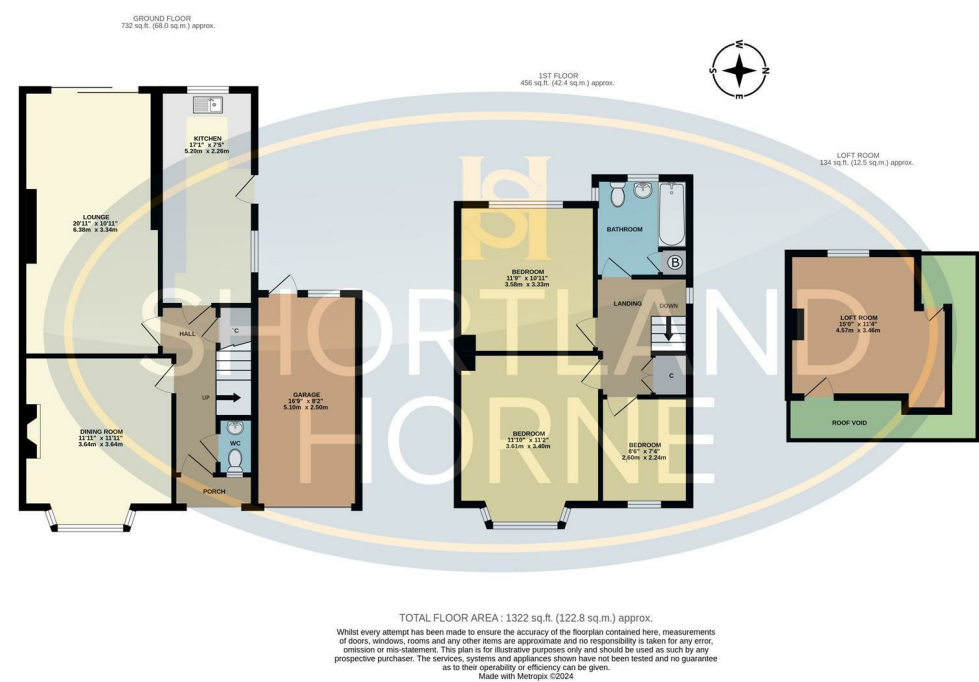
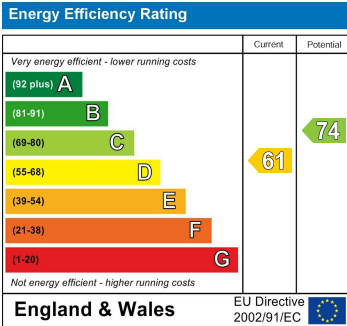


Floor Plan



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 Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

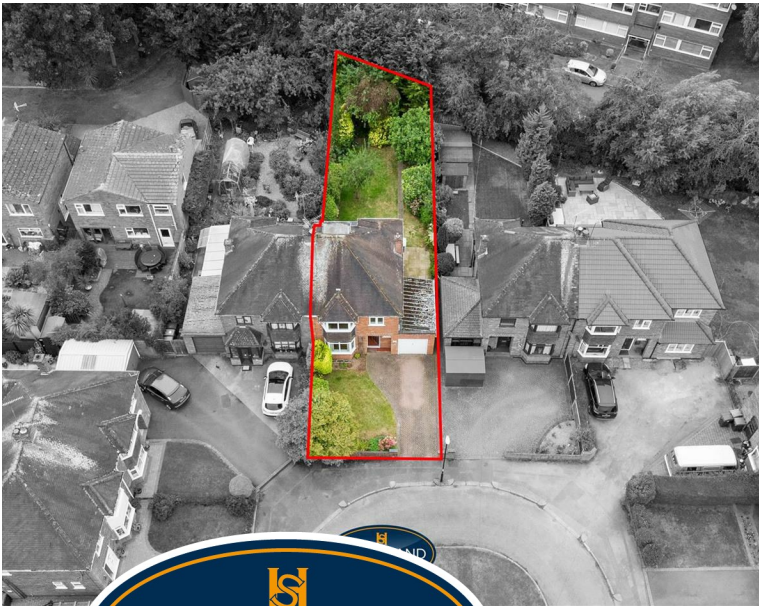
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Thornton Close
CV5 7ED



£275,000 Offers Over 3 Bedrooms 1 Bathrooms

** NO UPWARD CHAIN**

A fantastic opportunity to acquire a spacious, three-bedroom semi detached family home. Situated to the west of the City, the property is within easy reach of popular local schools, shops and amenities and only a short drive away from Coventry City Centre and close to the A45 linking the motorway network.

In brief the property compromises of; Porch, entrance hall, a spacious living room, a fitted kitchen with and a range of wall and base units as well as further space for a range of appliances. The ground floor also benefits from a w/c

Upstairs comprises of; Two double bedrooms, a further single bedroom and a generously sized family bathroom.

There is also a pull down loft ladder giving you access to a loft room.

Externally to the front there is a large, block paved driveway providing ample space for multiple vehicles and access leading directly to the garage.

To the rear there is a fully enclosed garden, well established and a great size.

Book your viewing today to avoid disappointment!

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Onward Chain
Parking Arrangements: Driveway & Garage
EPC Rating: D
Council Tax Band: C
Total Area: Approx 1322 Sq. Ft



GROUND FLOOR

Storm Porch	
Entrance Hallway	
Dining Room	11'11" x 11'11"
Living Room	20'11" x 10'11"
Kitchen	17'0" x 7'4"
W/C	

FIRST FLOOR

Bedroom One	11'10" x 11'1"
Bedroom Two	11'8" x 10'11"
Bedroom Three	8'6" x 7'4"

Bathroom

SECOND FLOOR

Loft Room	14'11" x 11'4"
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