

## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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

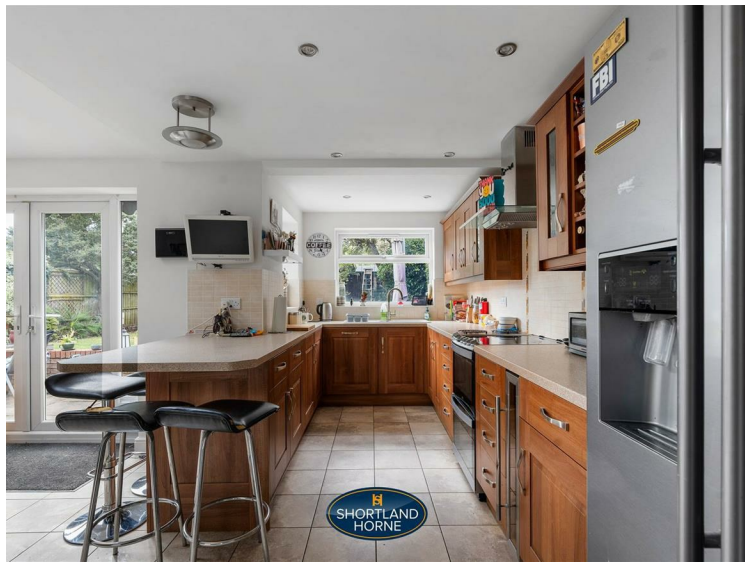
**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**St. Christians Road**  
**CV3 5GW**



## £299,995 Offers Over | Bedrooms 3 Bathrooms 1

This lovely three bedroom semi detached property has been cleverly extended by the current owners and has been much loved over the years, with the ground floor offering a porch, an entrance hallway with doors leading off to a lounge, a useful w/c, an open plan kitchen/dining family room with space for appliances and a study/fourth bedroom which runs off the kitchen.

On the first floor you will find a family bathroom, two double bedrooms and a good size single bedroom.

To the front of the property is a block paved driveway providing parking for multiple vehicles and to the rear there is a fully enclosed well established garden.

### Location

St. Christians Road is located in a very convenient position for access to Cheylesmore shopping parade, Coventry Railway Station, the town centre plus being well located for Jaguar Landover at Whitley.

Also located a few minutes walk away is the Virgin Active Health & Racquets Club offering indoor Tennis, Squash, Badminton, Gym, Swimming Pool & Spa, as well as Beauty Treatment. The area is perfectly sited for access to the A46 southbound towards Leamington, Warwick and the M40, as well as the A45 towards Rugby.

There are a number of excellent local bus routes. The property is also in the catchment area for the well regarded Whitley Academy.

\*\*please note that planning's been approved for a side extension\*\*



### GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	11'4 x 10'5
Family Room	11'4 x 10'7
Kitchen/Dining Room	19'1 x 17'7
Study	8'6 x 7'3

### W/C

### FIRST FLOOR

Bedroom One	10'5 x 9'8
Bedroom Two	10'0 x 8'7
Bedroom Three	7'9 x 7'5
Bathroom	