




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

Selworthy Road
Holbrooks CV6 4JF

Selworthy Road

CV6 4JF

* DOUBLE CIRCULAR BAYED 3 BEDROOM END TERRACE * IDEAL FAMILY ACCOMMODATION * OFFERING EXCELLENT POTENTIAL * CLOSE TO TESCO SUPERSTORE * REAR CAR ACCESS * NO UPWARD CHAIN

Welcome to this double circular bayed end of terraced house, situated to the North West side of the city with the opportunity to add your own personal character and charm to this family home.

Upon entering, you will be greeted by well-planned family accommodation with gas central heating and double glazed windows, perfect for those looking for a comfortable and spacious living space. With three bedrooms, there is ample room for a growing family or for those in need of a home office or guest room.

One of the standout features of this property is the rear car access, providing convenience and ease for parking. Say goodbye to the hassle of finding parking on the street!

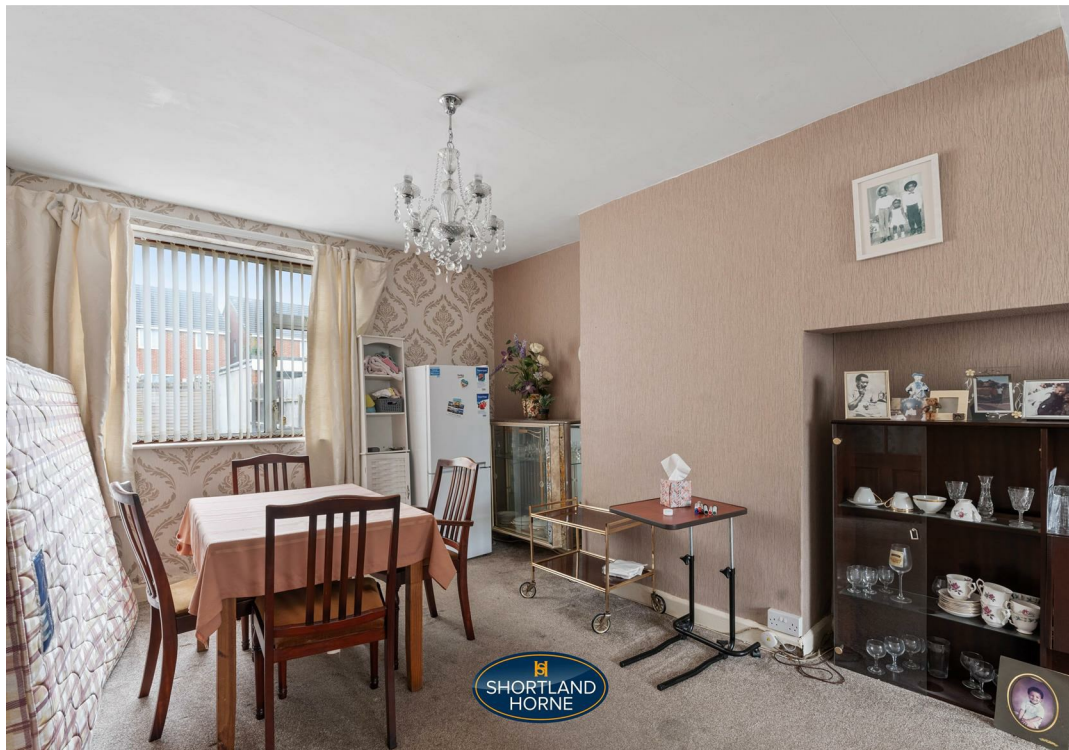
Furthermore, this property comes with no upward chain, making the buying process smoother and quicker for potential buyers.

Don't miss out on the opportunity to own this house and contact us today to arrange a viewing and make this property your new home!



selling quality
property since 1995








SHORTLAND
HORNE



Dimensions

STORM PORCH

ENTRANCE HALL

BAY WINDOWED
THROUGH LOUNGE/
DINING ROOM

7.60 x 3.17

KITCHEN

2.71 x 1.60

LANDING

BEDROOM ONE

3.65 x 3.08

BEDROOM TWO

3.82 x 2.86

BEDROOM THREE

2.34 x 1.70

SHOWER ROOM

REAR CAR ACCESS

FRONT & ENCLOSED
REAR GARDEN

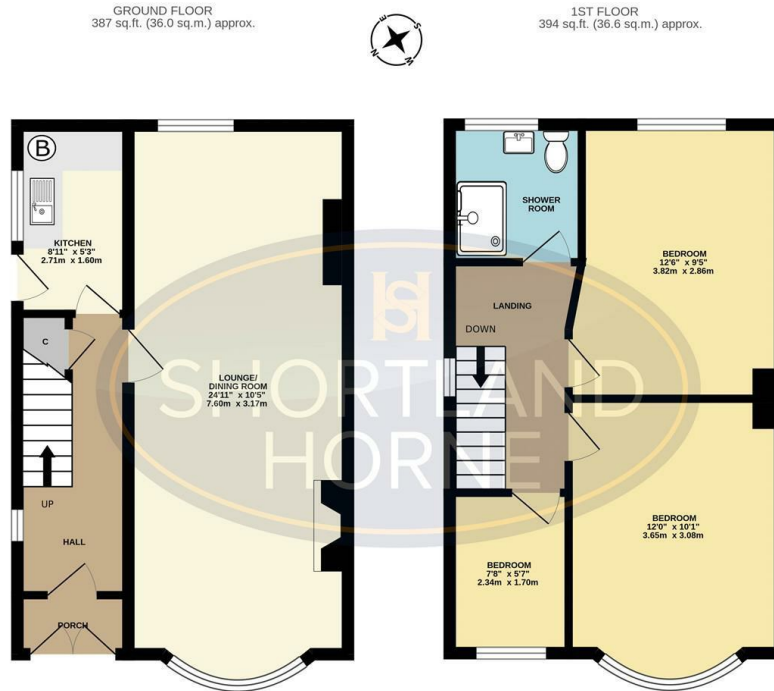
NO UPWARD CHAIN

CLOSE OFFERS
CONSIDERED



 shortland-horne.co.uk

Floor Plan



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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.
 Made with Metropac ©2024

Total area: 782.00 sq ft

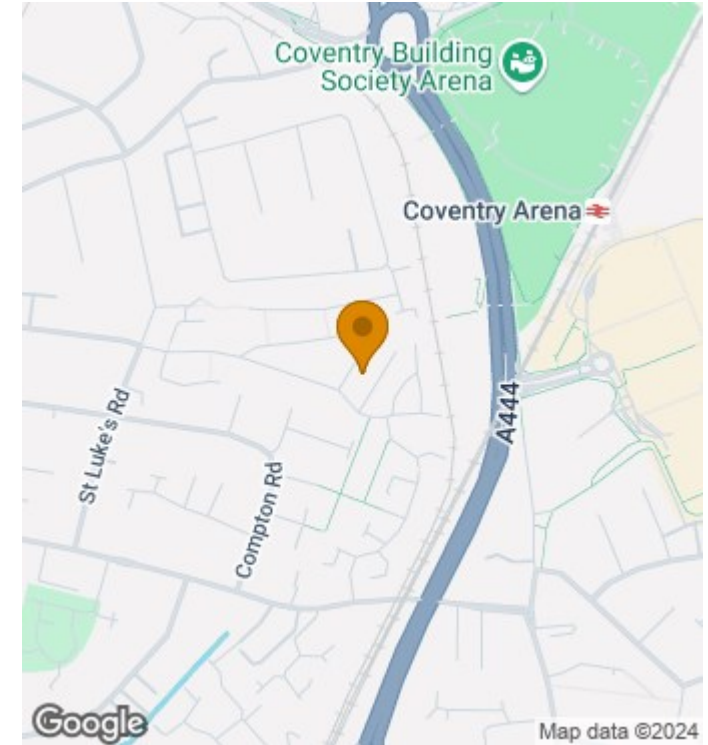
Disclaimer

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 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

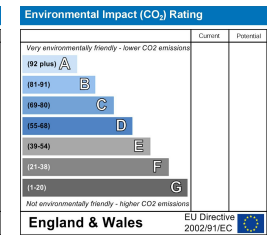
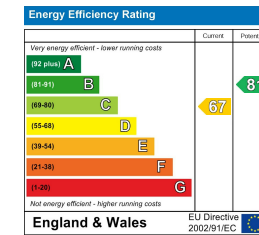
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC



Trusted Property Experts

02476 222 123

sales@shortland-home.co.uk

shortland-home.co.uk

@ShortlandHome

Shortland-Horne