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Charter Avenue
Canley CV4 8BZ

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NO ONWARD CHAIN

A superb opportunity to acquire this substantial three-bedroom semi-detached property, in a prime location and only a short distance away from Warwick University. Charter Avenue is situated in Canley, close to Tile Hill Train Station for daily commuters and within easy walking distance of Warwick University. The property is well served by many local amenities, bus links and the A45 linking the motorway network.

The ground floor in brief comprises of; Entrance porch, hallway, open plan lounge diner, fitted kitchen with a range of wall and base units and space for appliances, utility room and spacious conservatory. To the first floor are three bedrooms, two of which are double with a further generous sized third bedroom and a recently fitted wet room.

Externally to the rear is a well maintained garden with patio and lawn area. One of the main features to this property is the large drive to the front leading to the integral garage.

PLEASE NOTE THE PROPERTY IS OF NON STANDARD CONSTRUCTION AND THERE ARE LIMITED LENDERS ON THIS TYPE OF PROPERTY CONSTRUCTION.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

EPC Rating: D

Council Tax Band: A

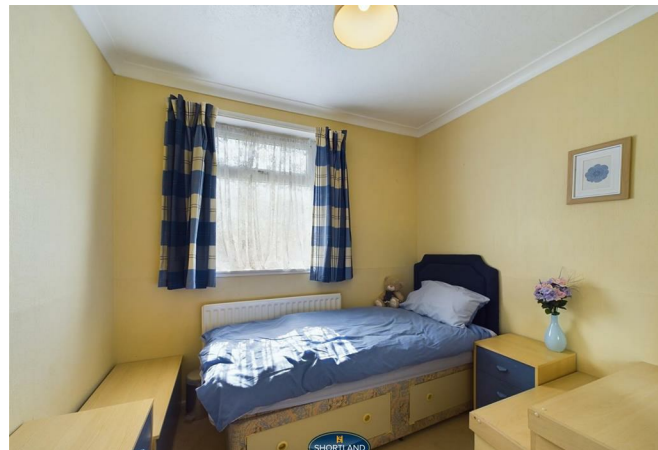
Total Area: Approx: 1070 Sq. Ft

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Porch

Hallway

Living Room / Dining

6.35m x 4.19m

Kitchen

3.10m x 2.46m

Utility Room

2.44m x 1.27m

Conservatory

3.23m x 2.77m

FIRST FLOOR

Bedroom

3.15m x 3.12m

Bedroom

4.11m x 2.62m

Bedroom

2.77m x 2.59m

Wet Room

2.06m x 1.73m

GARAGE

4.80m x 2.34m

Floor Plan



Total area: 1102.98 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

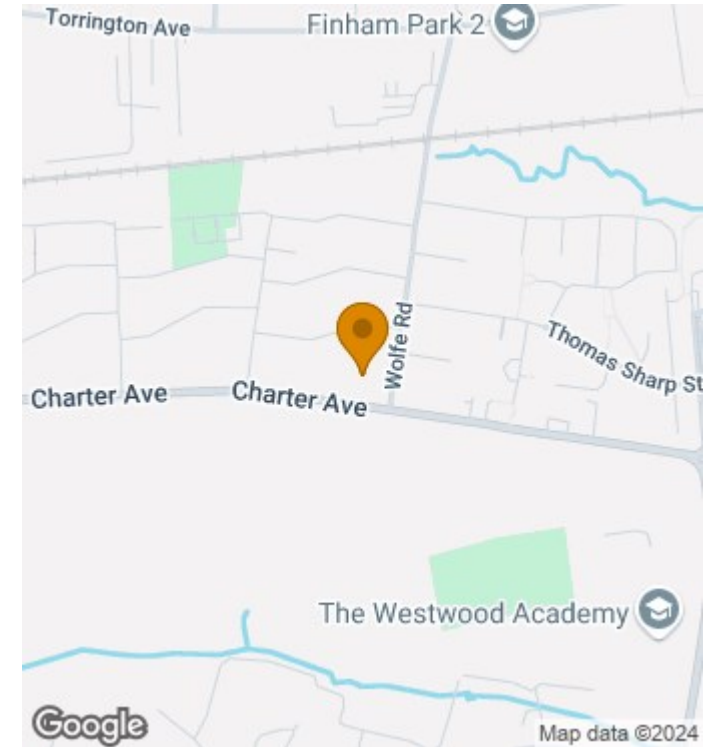
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

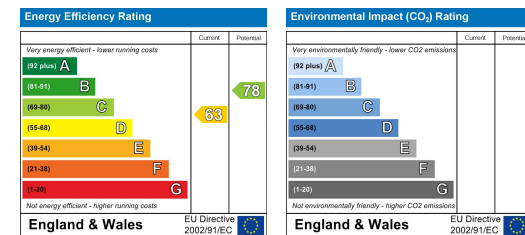
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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



Trusted Property Experts

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