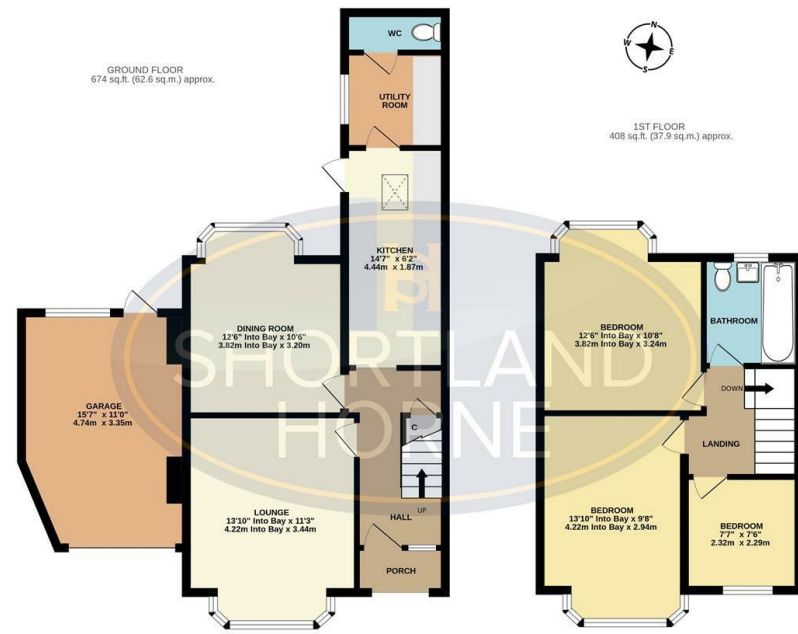


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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

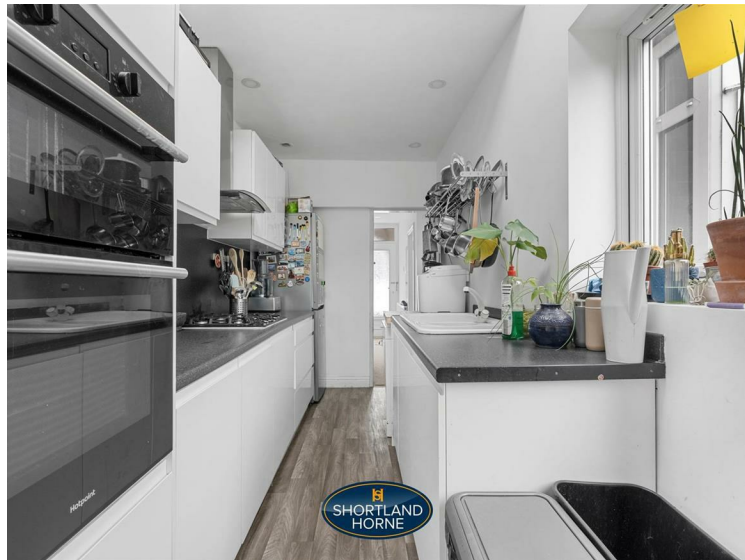
call: 02476 222123
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Lollard Croft
CV3 5GH



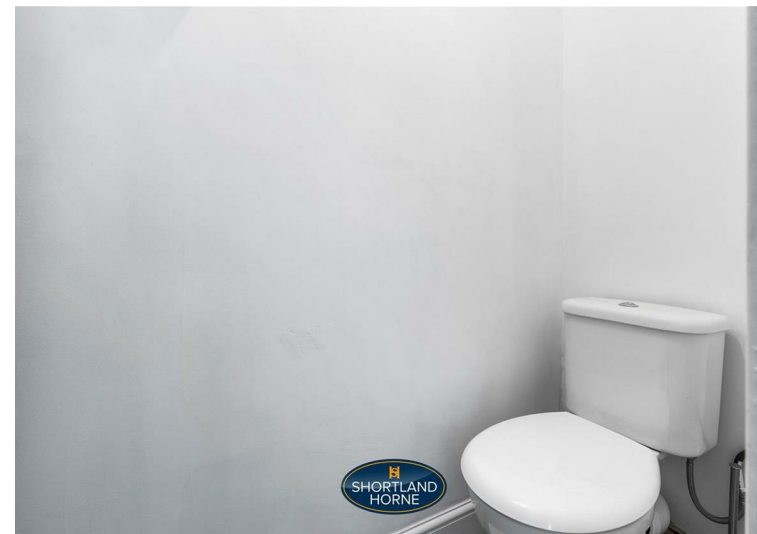
£295,000 Offers Over | Bedrooms 3 Bathrooms 1

Welcome to Lollard Croft, Coventry - a charming property that boasts a fantastic plot in the sought-after Cheylesmore location. This delightful house offers two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

Situated in a quiet cul-de-sac, this property provides a peaceful retreat from the hustle and bustle of everyday life. The driveway adds a touch of convenience, ensuring you always have a designated parking spot waiting for you.

Built in 1935, this characterful home exudes a timeless appeal while offering 1,033 sq ft of living space for you to enjoy. Whether you're looking to create new memories or simply seeking a tranquil abode to call your own, this property has the potential to be the perfect place for you.

Don't miss out on the opportunity to own a piece of history in this desirable location. Book a viewing today and discover the endless possibilities that this charming house on Lollard Croft has to offer.



GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	13'10 x 11'3
Dining Room	12'6 x 10'6
Kitchen	14'7 x 6'2
Utility Room	

W/C

Garage	15'7 x 11'0
FIRST FLOOR	
Bedroom One	13'10 x 9'8
Bedroom Two	12'6 x 10'8
Bedroom Three	7'7 x 7'6
Bathroom	