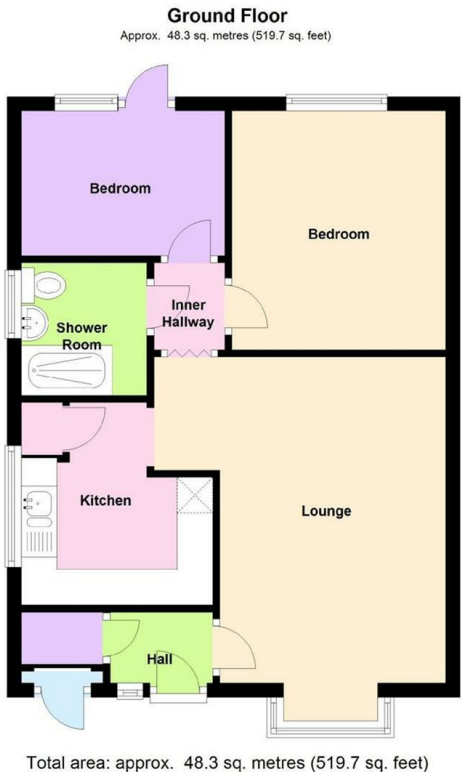
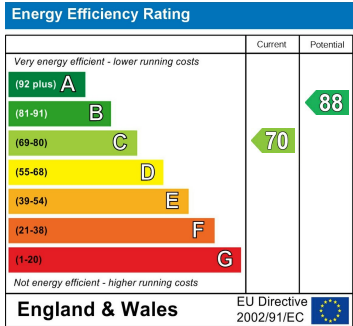


Floor Plan



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.



follow us  

Shadowbrook Road  
Coundon CV6 1QQ

**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  





# £135,000 Offers Over | Bedrooms 2 Bathrooms 1

An ideal opportunity to acquire a very well presented two-bedroom semidetached retirement bungalow (suitable for the over 60's or 55's with a disability) in the sought-after location of Coundon.

The accommodation consists of an entrance hall, lounge, kitchen with modern units with an integrated electric oven, fridge/freezer and a washing machine, there is a walk-in shower wet room, a double bedroom and a single bedroom with a door leading out to the rear garden.

Outside there are well maintained communal gardens with a shed for storage, an area for hanging out the washing, storing bins and a driveway providing parking for one car to the front.

Offered with no upward chain.

Additional Information

Length of Lease Left: 999 year lease from 1987

Monthly service charge approximately : £160.00 (Which includes Warden Control, gardening, building insurance, window cleaning, property is externally painted every 3 years, coffee lounge, full laundry facilities)

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR

CANOPY PORCH		FRONT GARDEN
VESTIBULE ENTRANCE	4'9 x 3'2	REAR GARDEN
LIVING ROOM	16'7 x 13'5	
KITCHEN	9'3 x 8'10	
BEDROOM 1	11 x 10	
BEDROOM 2	9'3 x 6'9	
BATHROOM	6' x 5'9"	