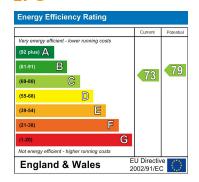
Floor Plan



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.

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

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

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

SHORTLAND





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CV5 6NF

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

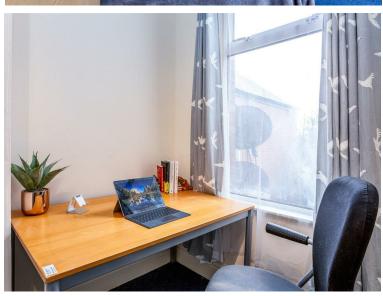














£325,000 Offers Over | Bedrooms 4 Bathrooms 2

* A Fantastic Investment opportunity * This terraced property has two self contained flats all with their own bathroom and kitchen areas and two double bedrooms.

The property is a stones throw from the bustling Earlsdon high street with a variety of restaurants, bars, shops and more. The property is conveniently located to get to Coventry City Centre, Both Universities and has plenty of transport links within walking distance such as bus stops and the train station.

Both flats are accessed via an entrance hallway, the ground floor has been extended to create a very spacious modern feel and comprises of a lounge, a fully fitted kitchen, two double bedrooms and a bathroom.

The top floor offers a landing with doors leading off to a living room, two double bedrooms, a kitchen and a bathroom.

Both flats are currently being rented out for £825.00 & £850.00 PCM which would make a fantastic investment opportunity.







GROUND FLOOR FLAT

Entrance Hall

Bedroom

Living Room $14'11 \times 12'0$ Kitchen $12'10 \times 10'4$ Bedroom $16'11 \times 6'9$ Bathroom $8'2 \times 6'8$

10'11 x 9'9

FIRST FLOOR FLAT

 Living Room
 12'3 x 15'11

 Bedroom
 12'9 x 10'3

 Bathroom
 7'0 x 6'8

 Kitchen
 6'6 x 9'10

 Bedroom
 9'7 x 9'11