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Woods Piece  
Keresley End CV7 8NP



# Woods Piece

## CV7 8NP

Nestled in the charming area of Woods Piece, Keresley End, Coventry, this delightful two-bedroom terraced house is a true gem, perfect for first-time buyers or investors alike. With a tasteful modernisation throughout, this property is ready for you to move in.

Spanning approximately 600 square feet, the ground floor welcomes you with an inviting entrance hall that leads to a contemporary fitted kitchen. This kitchen is equipped with an integrated oven and offers ample space for a fridge/freezer and washing machine, making it both functional and stylish. The generous lounge is a highlight of the home, featuring French doors that open out to a fully enclosed garden, creating a seamless connection between indoor and outdoor living. Additionally, a convenient W/C is located on this level.

As you ascend to the first floor, you will find a well-appointed family bathroom and two spacious double bedrooms, providing comfortable living spaces for relaxation and rest.

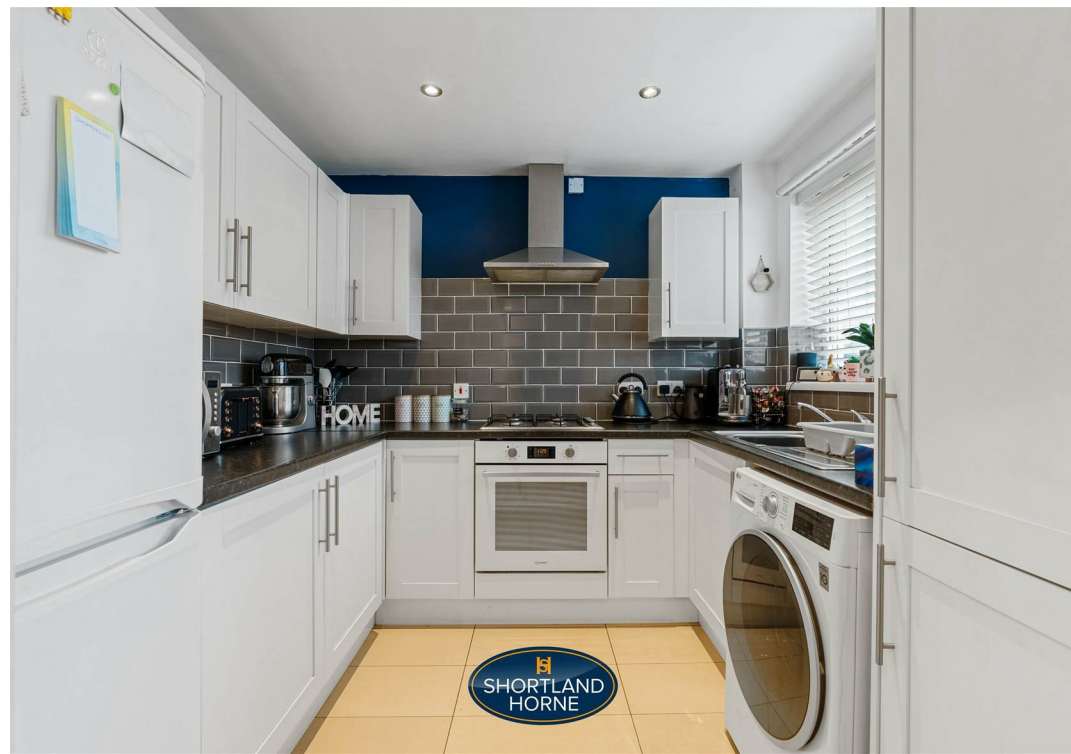
To the front of the property, a shared tarmacadam driveway allows parking for one

selling quality  
property since 1995

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## Dimensions

### GROUND FLOOR

Entrance Hallway

Kitchen

2.59m x 2.39m

Lounge/Dining Room

4.29m x 3.61m

### FIRST FLOOR

Bedroom One

3.73m x 2.95m

Bedroom Two

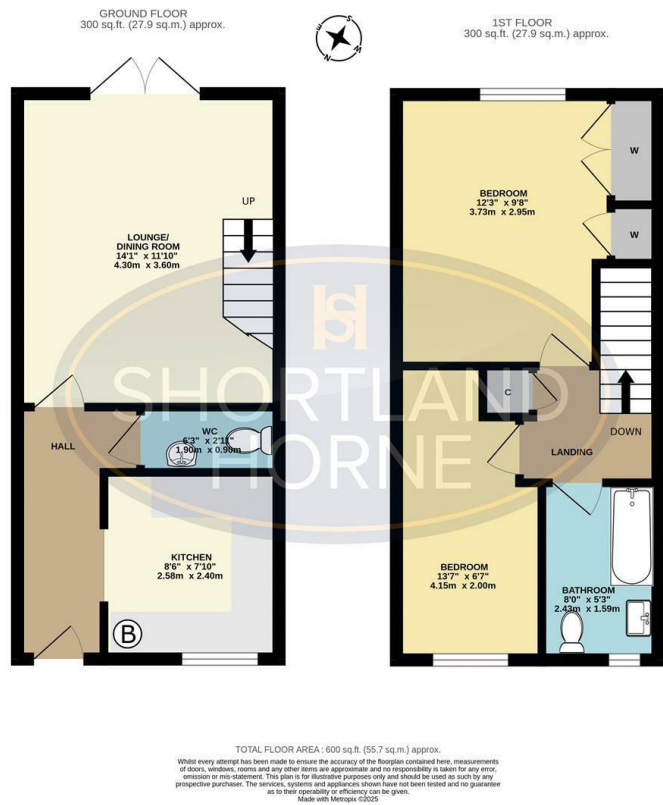
4.14m x 2.01m

Bathroom

2.44m x 1.60m



Floor Plan



Total area: 600.00 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 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.

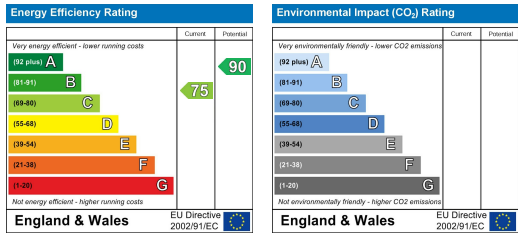
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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



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