



Trusted
Property Experts



Flynt Avenue
CV5 9GG

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We are acting in the sale of the above property and have received an offer of £260,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Nestled in the desirable area of Allesley Village, this charming end-terrace house on Flynt Avenue presents an excellent opportunity for families and first-time buyers alike. With no upward chain, you can move in with ease and start enjoying your new home right away.

The property boasts a welcoming reception room, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms provide ample space for family living, ensuring everyone has their own comfortable retreat. The bathroom is conveniently located, catering to the needs of the household.

The location is particularly appealing, as it is close to local shops, making daily errands a breeze. Allesley Village is known for its community spirit and offers a pleasant environment for families.

selling quality
property since 1995

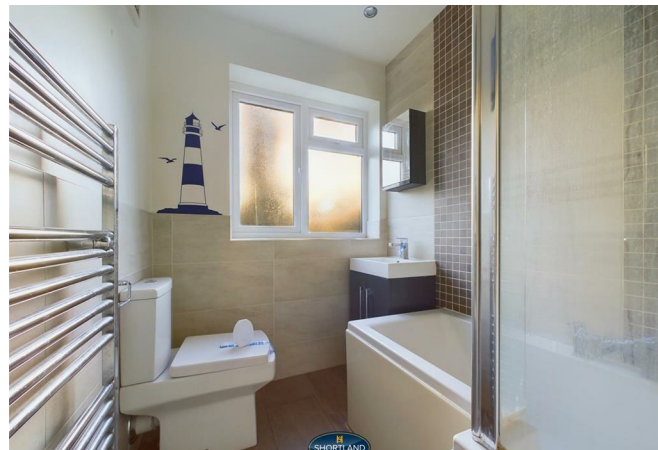
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Dimensions

GROUND FLOOR

Entrance Hallway

1.78m x 4.75m

Lounge/Diner

3.33m x 7.98m

Office

1.37m x 1.55m

Kitchen/Diner

4.04m x 2.97m

W/C

1.37m x 1.91m

FIRST FLOOR

Bedroom One

3.02m x 4.65m

Bedroom Two

2.87m x 3.12m

Bedroom Three

2.13m x 3.20m

Bathroom

1.68m x 2.29m

Floor Plan



Total area: 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.

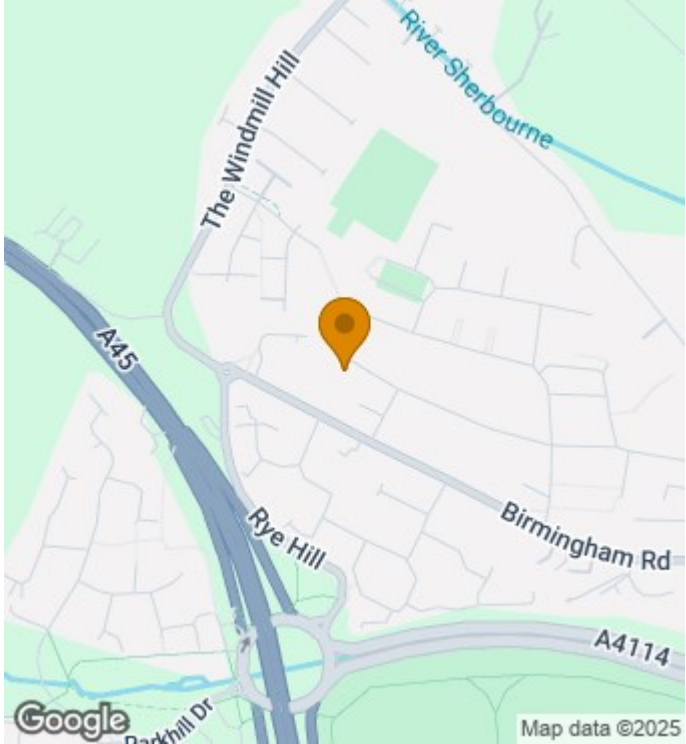
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

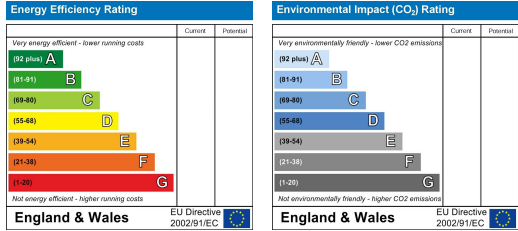
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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