



Trusted
Property Experts



Shadowbrook Road
Coundon CV6 1QQ

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* 2 BEDROOM SEMI DETACHED BUNGALOW * PLEASANT CUL DE SAC SETTING * RETIREMENT DEVELOPMENT SPECIFICALLY FOR THE OVER 60'S OR 55'S WITH DISABILITY * 24 HOUR PULL CORD ASSISTANCE * DIRECT ACCESS CAR PARKING BAY

Situated in a pleasant cul de sac setting of this small select development just off Banks Road, here is an ideal opportunity to acquire a well presented two bedroom semi detached retirement bungalow (suitable for the over 60's or 55's with a disability) in the sought after location of Coundon. The bungalow is to be sold with no chain and currently awaiting Probate to be granted.

The bungalow is surrounded by well laid out lawn communal gardens having the distinct advantage of direct access to a car parking bay.

The bungalow has gas central heating and upvc double glazed windows incorporating entrance hall, bay windowed lounge, kitchen, two bedrooms, one with freestanding wardrobes and the second bedrooms currently used as a dining room with double glazed door to the paved patio terrace with garden shed !! and fully tiled shower room.

The property is within easy walking distance of the Moseley Avenue & Barker Butts Lane shopping parade as well as bus services to and from the city centre.

Additional Information

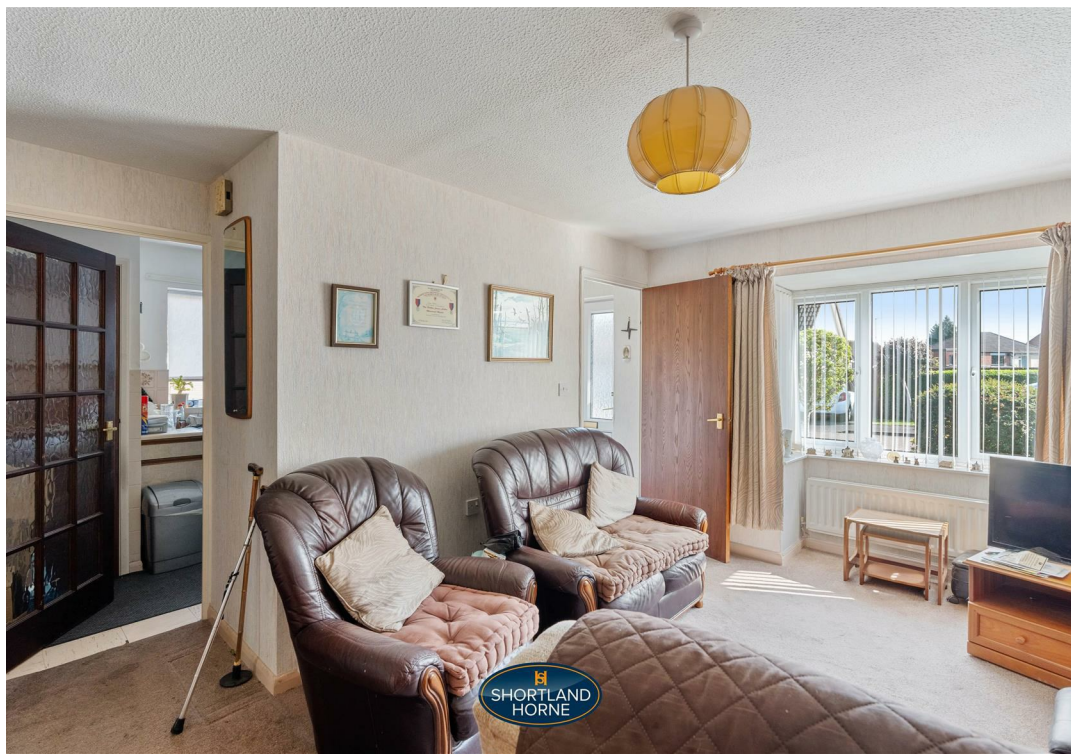
Length of Lease Left: 999 year lease from 1987

Monthly service Charge: £170 pm

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

selling quality
property since 1995








SHORTLAND
HORNE



Dimensions

VESTIBULE HALL

LOUNGE

4.52 x 4.10

KITCHEN WITH
APPLIANCES

2.80 x 2.70

INNER HALL

BEDROOM ONE WITH
FREESTANDING
WARDROBES

3.34 x 3.04

BEDROOM TWO/
DINING ROOM

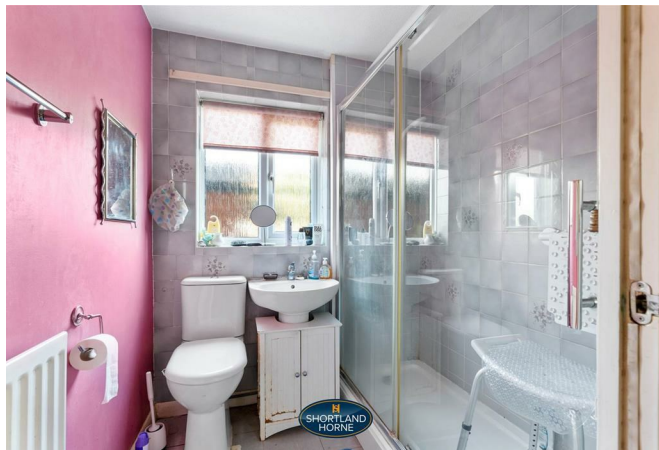
2.80 x 2.10

SHOWER ROOM

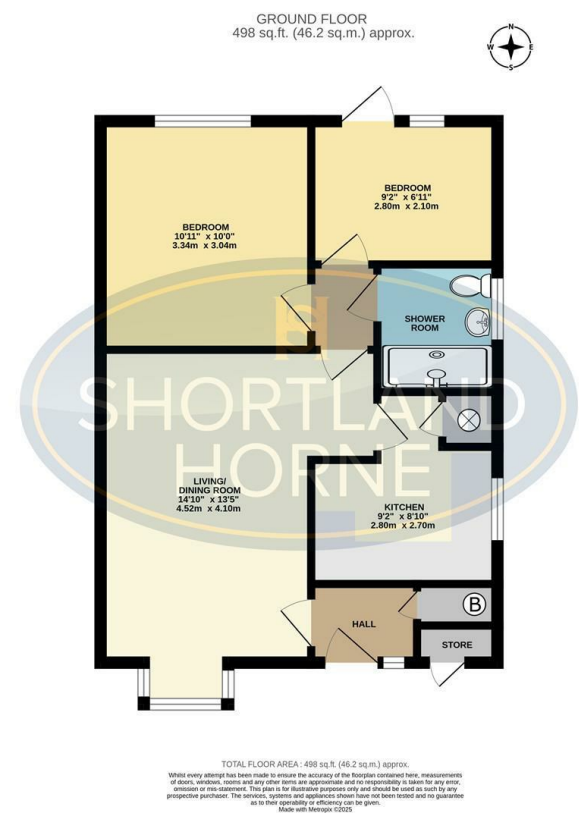
DIRECT ACCESS
TARMACAM CAR
PARKING BAY

LAWN COMMUNAL
GARDENS

NO UPWARD CHAIN



Floor Plan



Total area: 498.00 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

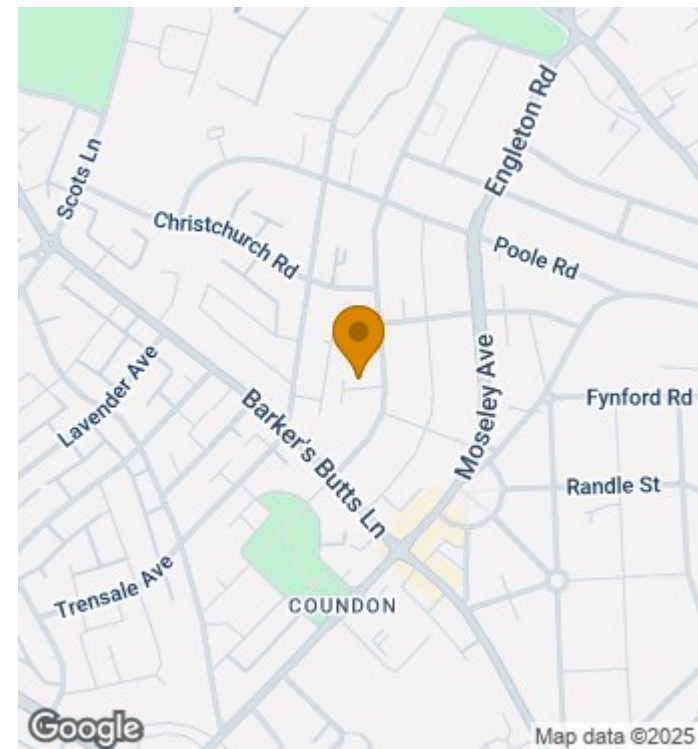
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

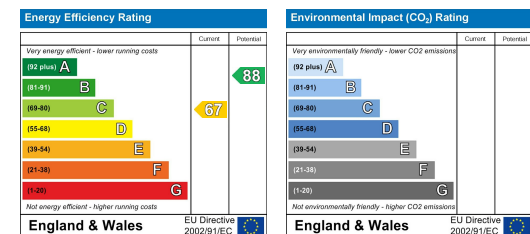
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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