



Trusted
Property Experts



Exminster Road
Styvechale CV3 5NY

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£1,500 PCM

Shortland Horne are pleased to offer this semi detached family home situated in the highly sought after location of Exminster Road, Styvechale.

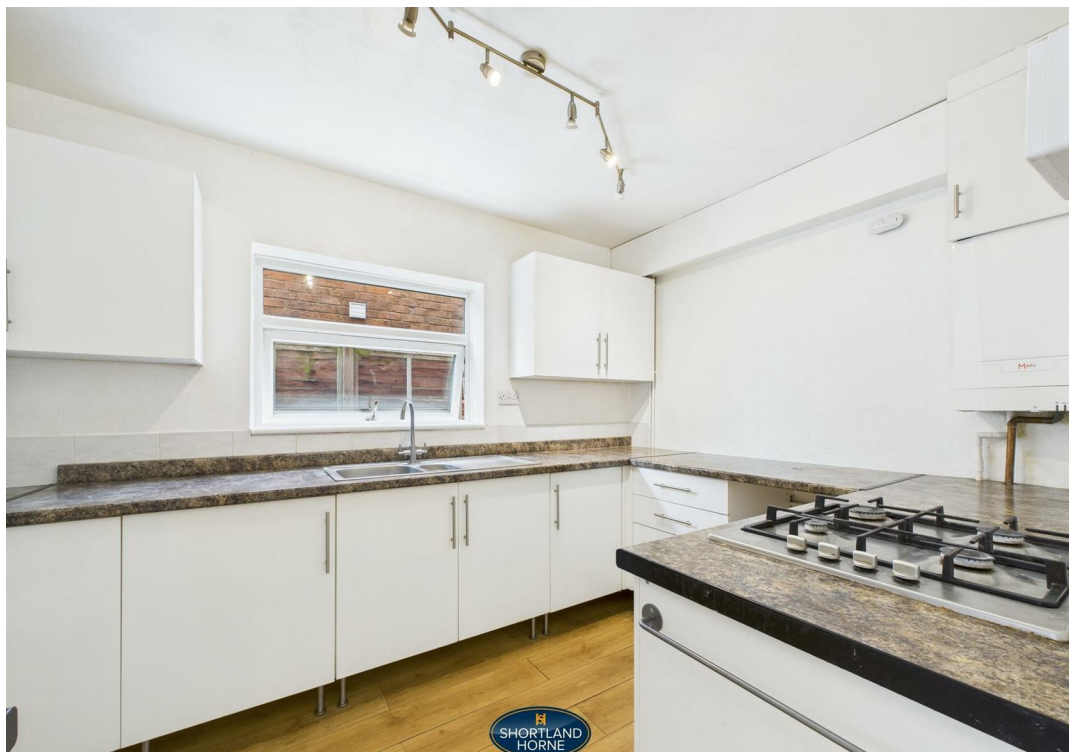
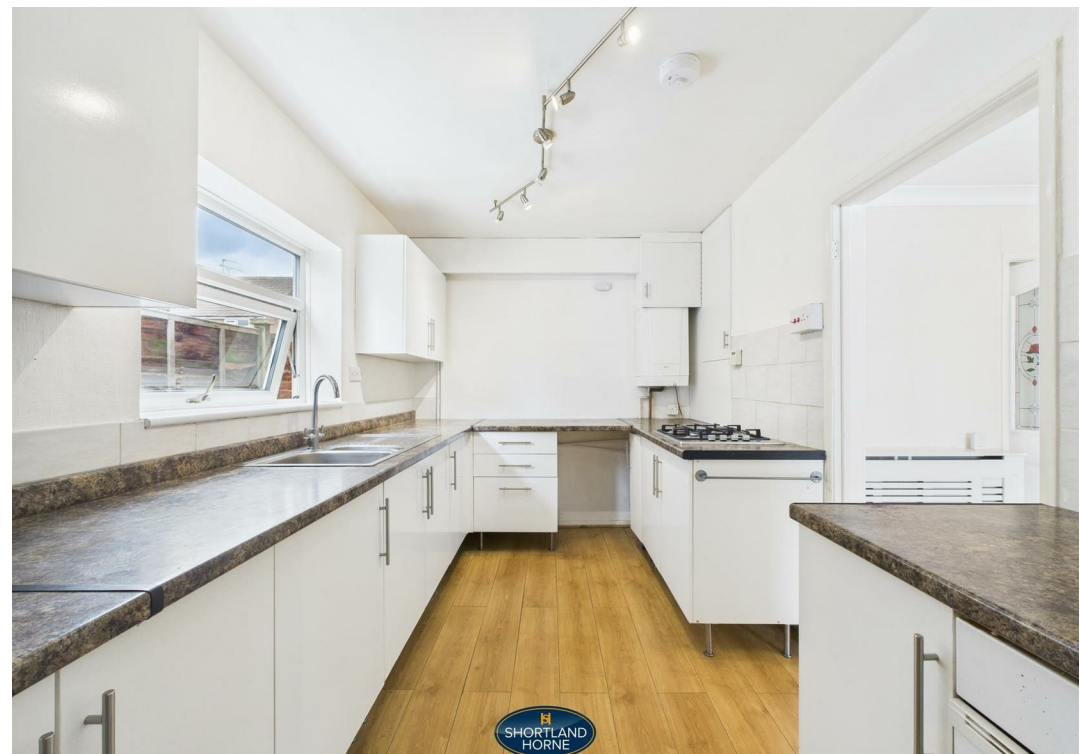
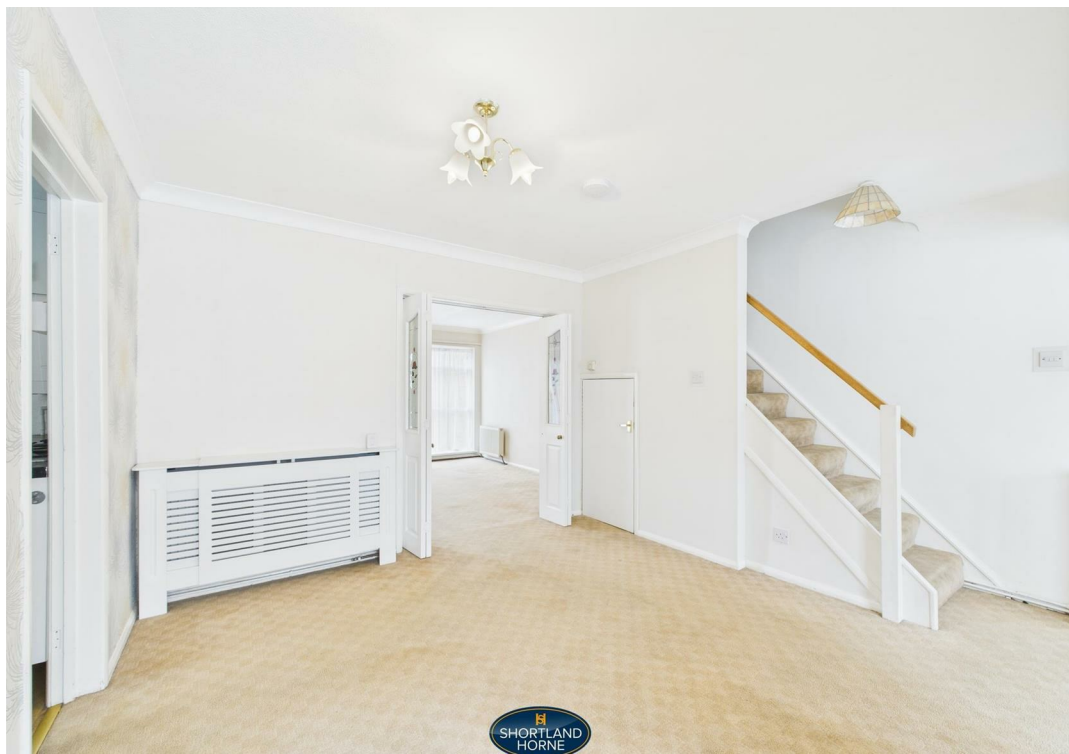
Styvechale is one of Coventry's most sought after areas being situated close to the War Memorial Park and is conveniently located for the A45 and A46, Coventry Railway Station and the City Centre. Nearby secondary schools include Finham Park, King Henry VIII and Whitley Academy. For juniors there is Manor Park Primary school, King Henry VIII, Grange Farm and Stivichall Primary.

This property offers a spacious dining room, rear lounge, fitted kitchen with four ring gas hob, inset sink with mixer tap over and ample base and eye level storage. The ground floor further benefits from a ground floor W.C and single garage. On the first floor you will find a modern family bathroom and four double bedrooms with two of the bedrooms having built in wardrobes. To the front of the house is a driveway providing off street parking leading to the single garage. To the rear there is a fully enclosed garden with the additional benefit of storage shed with power.

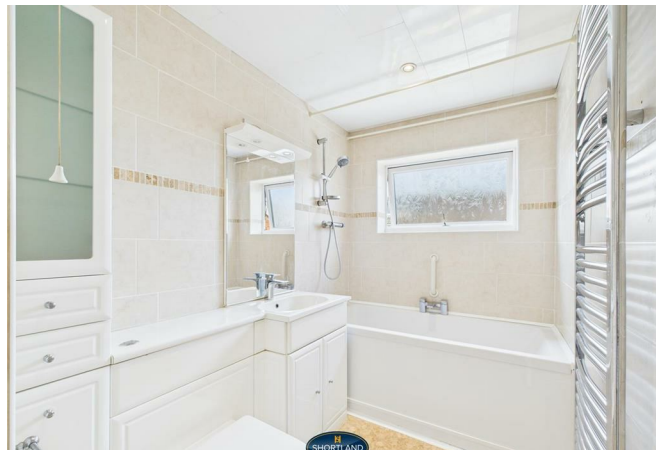
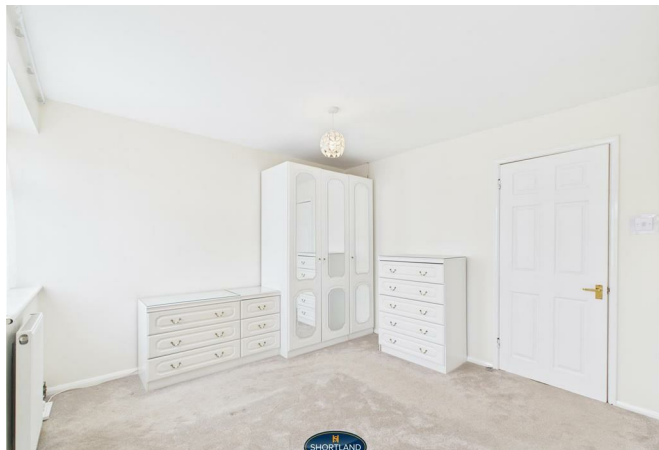
AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: D

selling quality
property since 1995





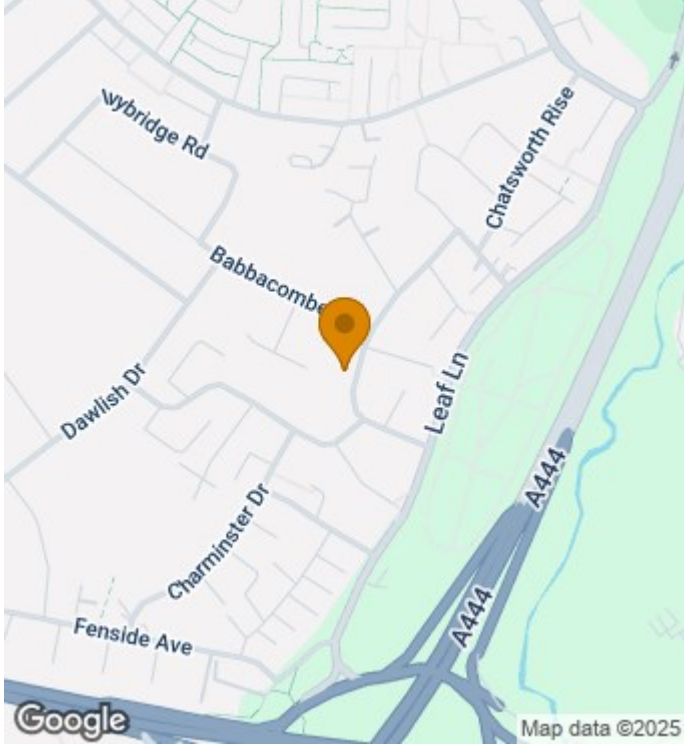




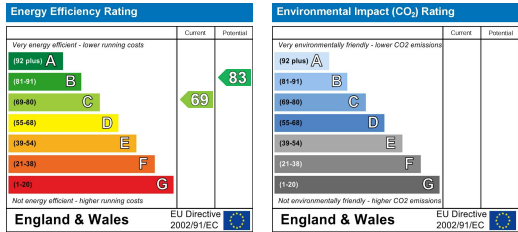
Floor Plan



Location Map



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.



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