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Property Experts



Boswell Drive  
Walsgrave CV2 2DL



## Boswell Drive £1,500 PCM CV2 2DL

Shortland Horne are pleased to offer this newly refurbished three bedroom end terrace property. The property is conveniently located close to University Hospital, popular schools, local amenities and good links to major roads M6, M69 and M1.

The property comprises entrance porch, hallway, spacious 'L' shaped lounge, dining room/ office, ground floor wet room, modern fitted kitchen with base and eye level storage, range cooker, free standing fridge freezer, washing machine, inset sink with mixer tap over and door leading to the enclosed rear garden. To the first floor are three bedrooms and a newly fitted family bathroom with matching suite. Externally there is a lawn garden to the front and block paved rear garden.

AVAILABLE FROM 1ST AUGUST | EPC RATING:  
AWAITED | COUNCIL TAX BAND: B

**selling quality**  
property since 1995

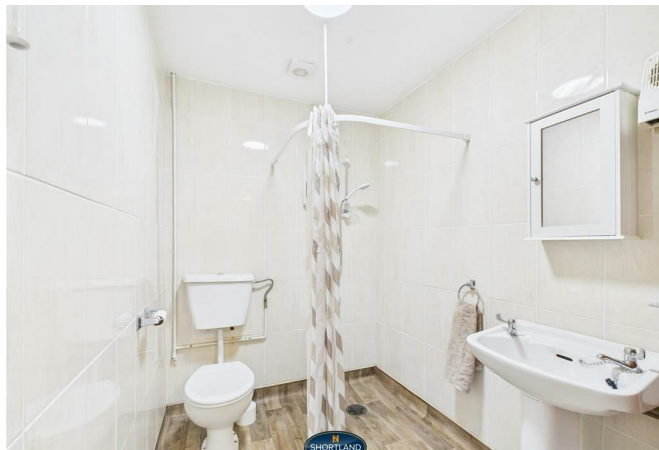




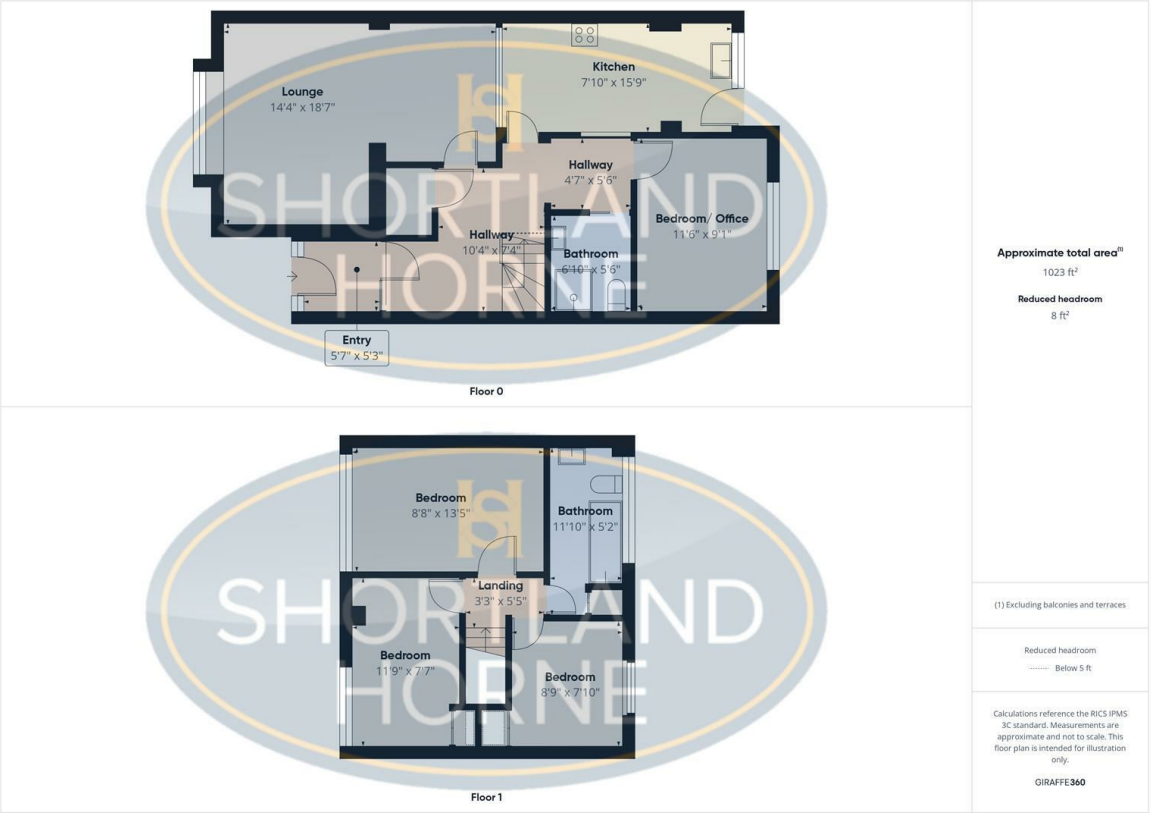








Floor Plan



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

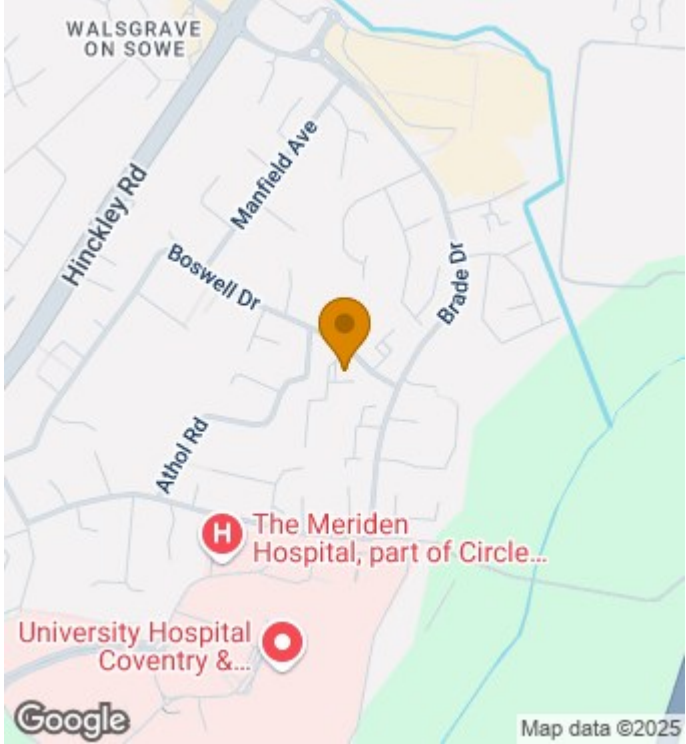
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

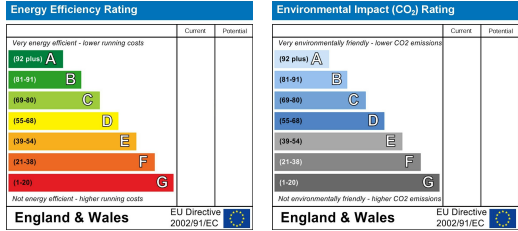
**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary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