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Matlock Road  
CV1 4JR

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\*CASH BUYERS ONLY\*

Nestled on the charming Matlock Road in Coventry, this delightful mid-terrace house, built in 1905, offers a wonderful opportunity for both first-time buyers and savvy investors. Spanning an impressive 672 square feet, the property features two spacious double bedrooms, making it perfect for small families or those seeking extra room for guests.

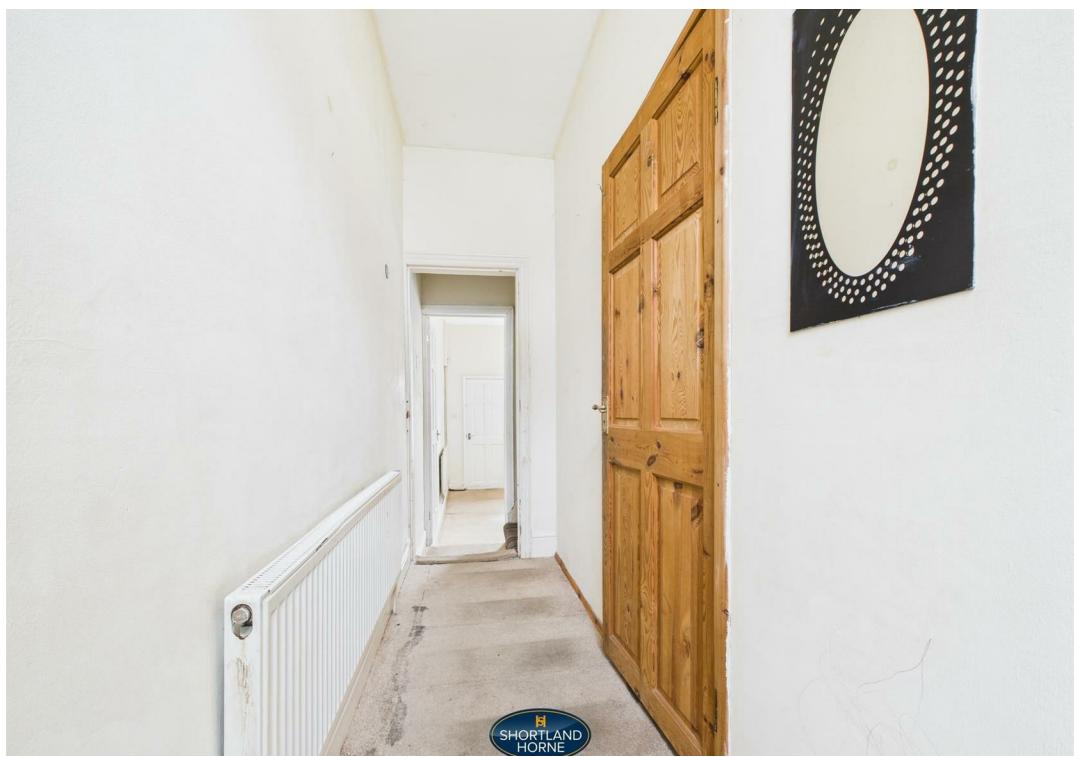
As you enter, you are welcomed into an entrance hallway with doors leading off to a reception room, a living room, a kitchen and a downstairs bathroom. On the first floor you are greeted by two double bedrooms.

The rear garden is a lovely outdoor space, complete with garage access, ideal for those who appreciate a bit of greenery or require extra storage for vehicles. While the property is in need of some improvement and modernisation, it is brimming with potential, allowing you to put your personal touch on it and create your dream home.

Situated in the Foleshill area, this property is located on a quiet road, providing a

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## Dimensions

### GROUND FLOOR

Entrance Hallway

Reception Room

3.39m x 3.35m

Living Room

3.51m x 3.73m

Kitchen

1.78m x 3.30m

Inner Hall

Bathroom

1.75m x 2.01m

### FIRST FLOOR

Bedroom One

3.51m x 3.73m

Bedroom Two

3.51m x 3.38m

## Floor Plan



Total area: 958.00 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

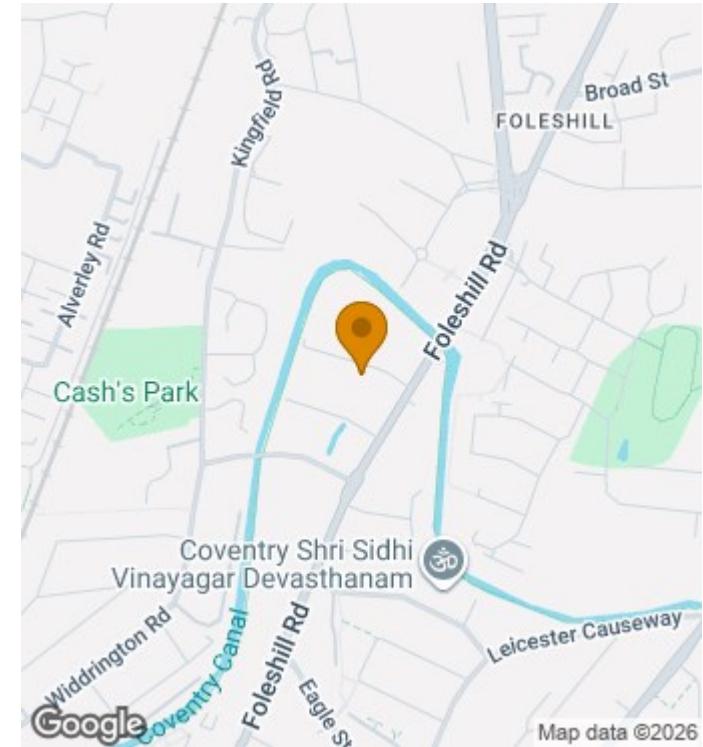
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk

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