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Apple Way
CV4 8NA

Nestled in the sought-after area of Canley, Coventry, this charming semi-detached house on Apple Way presents an excellent opportunity for both families and investors alike. With its prime location, the property is conveniently situated within easy reach of Warwick University, making it an ideal choice for those connected to the academic community.

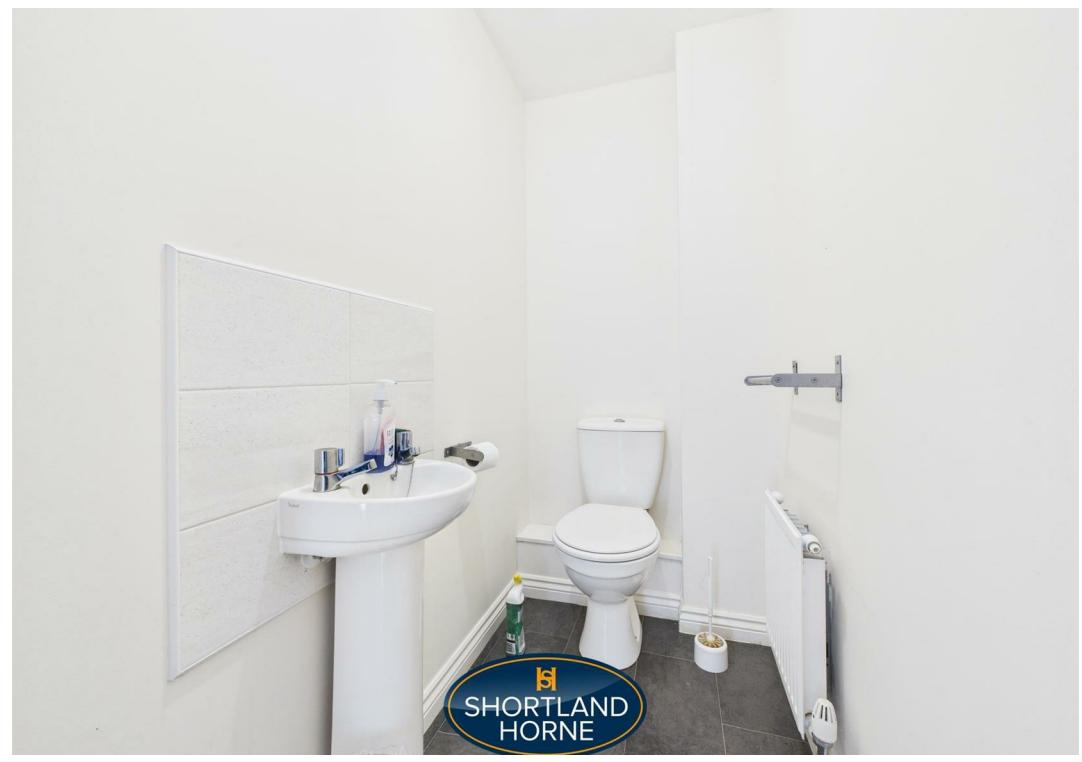
Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable living room, perfect for relaxation and entertaining. The fitted kitchen is well-equipped, providing ample space for culinary pursuits. The ground floor also features a convenient downstairs WC, enhancing the practicality of the home.

The first floor boasts three well-proportioned bedrooms, ensuring plenty of room for family living or guest accommodation. The master bedroom is particularly noteworthy, as it includes an en-suite shower room, offering a private retreat for the homeowner. A family bathroom serves the other two bedrooms, ensuring that all needs are met.

Outside, the property benefits from a driveway to the side, providing off-road parking, and a large rear garden that offers a wonderful space for outdoor activities,

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Dimensions

GROUND FLOOR

Entrance Hallway

Living Room

3.68m x 4.24m

Kitchen

4.65m x 2.84m

W/C

1.80m x 1.02m

FIRST FLOOR

Bedroom One

2.90m x 3.35m

En-Suite

1.65m x 1.73m

Bedroom Two

2.59m x 3.25m

Bedroom Three

1.98m x 3.51m

Bathroom

1.68m x 2.01m

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

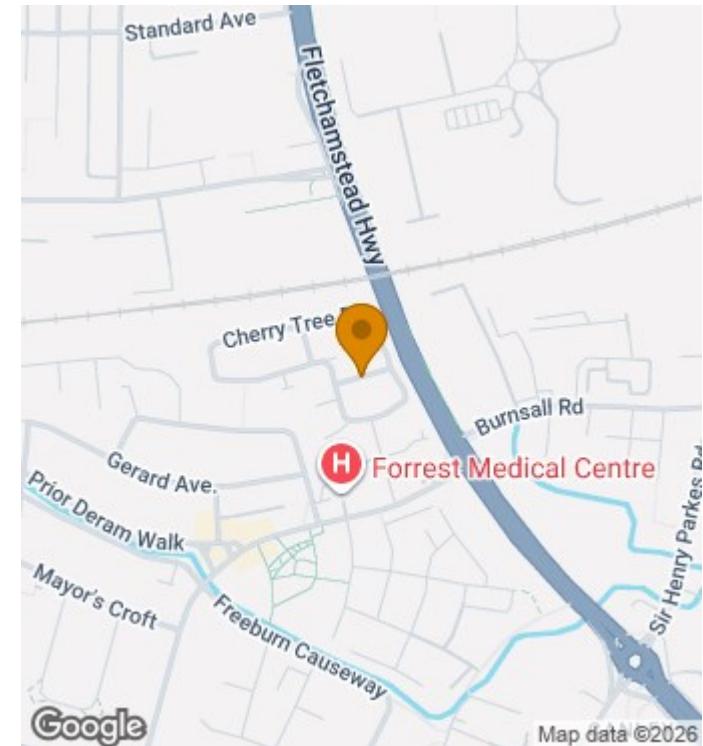
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

		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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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