SHORTLAND HORNE
Trusted Property Experts
Roger Blythebrook Avenue
CV7 8RX
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CV7 8RX £1,575 PCM

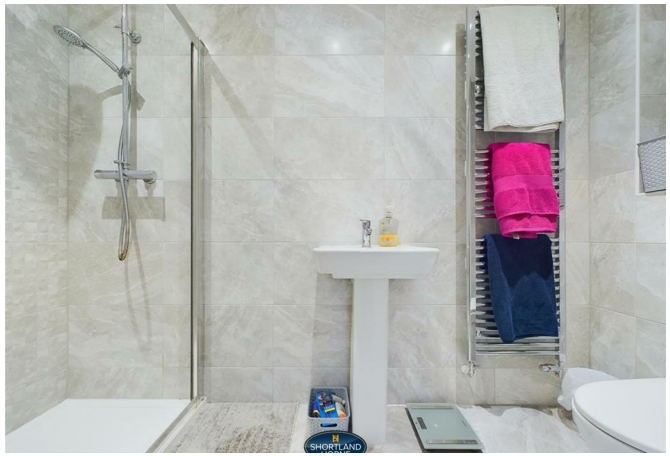
Shortland Horne are pleased to offer this modern three bedroom detached property in the new Appledown meadow development off the sought after Tamworth Road. The property is conveniently located close to popular schools, local amenities and Coundon Park.

In brief, the property comprises of a spacious entrance with useful store cupboard and ground floor W.C, modern fitted kitchen with high quality integrated appliances and a lounge with double doors leading to the enclosed garden. To the first floor are three double bedrooms and a family bathroom, bedroom one benefits from a spacious en-suite shower room. The family bathroom has a matching white suite with shower over the bath finished in modern ceramics. Other benefits include double glazing, central heating, tandem driveway leading to a single garage.

AVAILABLE FROM 1ST FEBRUARY | EPC RATING: B | COUNCIL TAX BAND: D | FULLY FURNISHED

selling quality
property since 1995

SHORTLAND
HORNE



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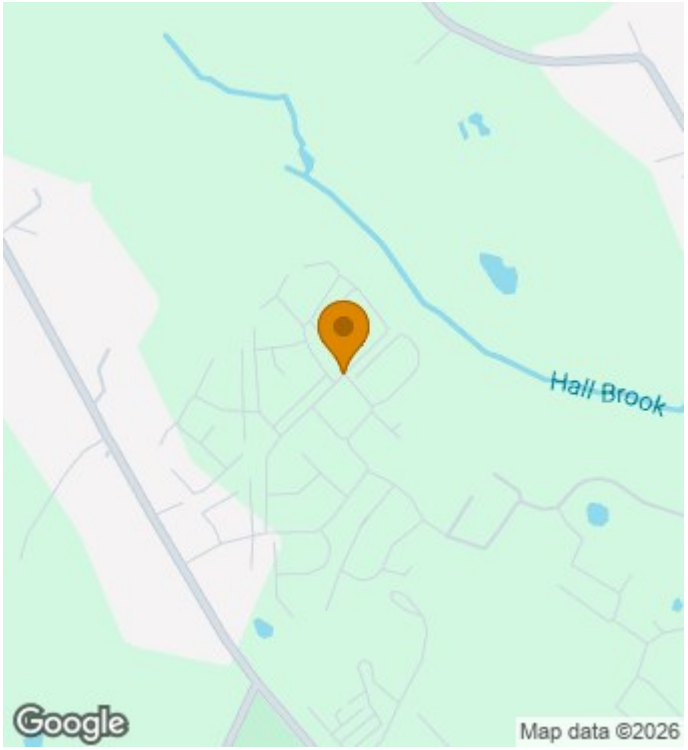
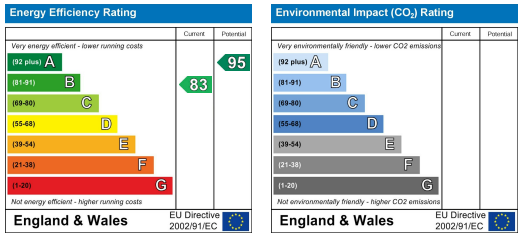
Floor Plan

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 ccordance 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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