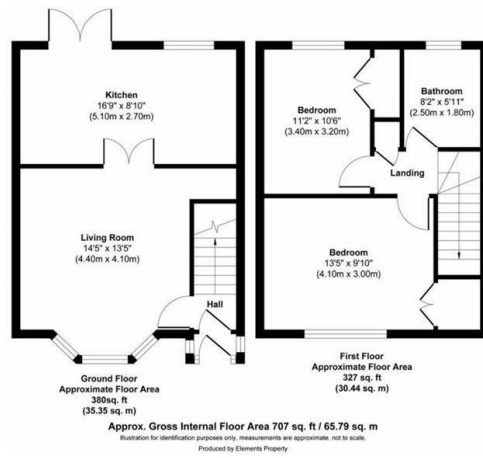


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



Shortland Horne Coventry City Centre
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

Other branches:
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL
10 Euston Place, Leamington Spa CV32 4LJ

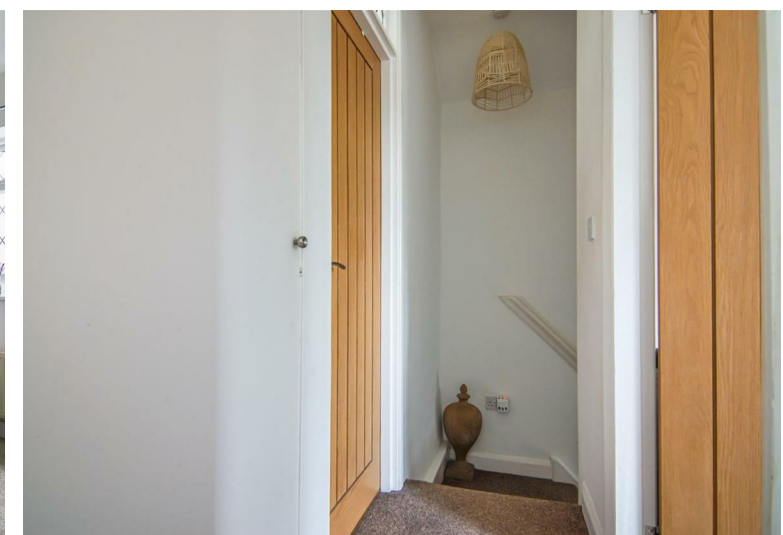
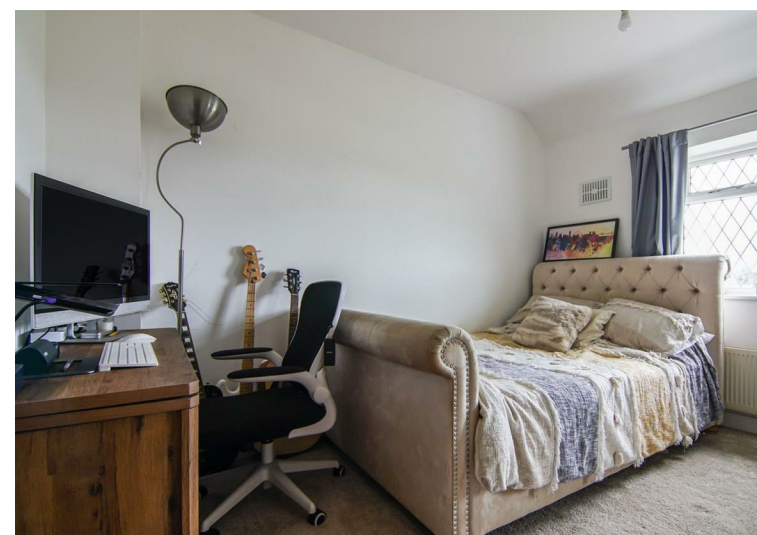
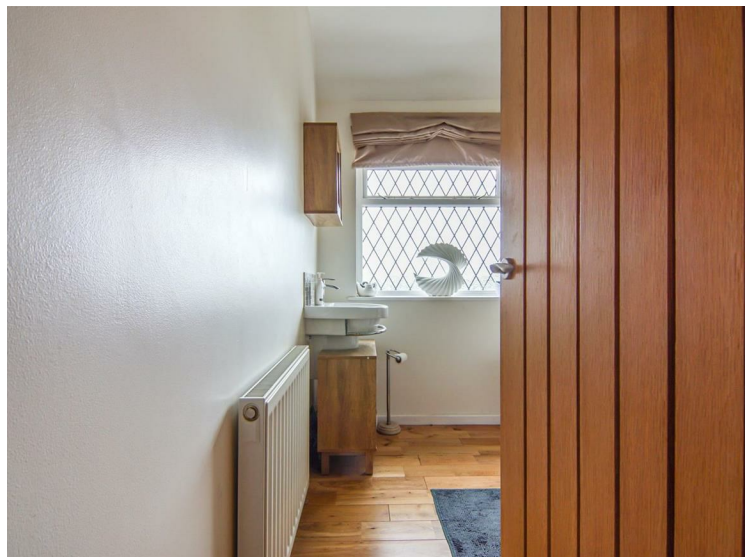
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visit: shortland-horne.co.uk

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Sandy Lane
Fillongley CV7 8DD



£274,000 Offers Over | Bedrooms 2 Bathrooms 1

Welcome to Sandy Lane, Fillongley, Coventry - a charming location where this delightful, tastefully decorated two-bedroom mid-terrace house awaits its new owners.

This lovely family home is nestled in the picturesque rural area of Fillongley, offering a peaceful retreat from the hustle and bustle of city life. The property boasts two really good size double bedrooms, perfect for a growing family or for those who enjoy having guests over.

The modern fitted kitchen is a highlight of this property, providing a stylish space to prepare meals and entertain. Imagine cooking up your favourite dishes in this inviting kitchen!

Conveniently located, this property offers good road links to the M6 and Birmingham airport, making travel a breeze for those who need to commute or enjoy exploring new destinations.

Don't miss out on the opportunity to make this charming house your new home. Book a viewing today and experience the warmth and comfort that this property has to offer.

GROUND FLOOR

Entrance Hall

Living Room

14'5 x 13'5

Kitchen

16'9 x 8'10

FIRST FLOOR

Bedroom One

13'5 x 9'10

Bedroom Two

11'2 x 10'6

Bathroom

8'2 x 5'11