

Floor Plan



TOTAL FLOOR AREA: 1700 sq ft. (157.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, surveys and reports are not to be used as a basis for any legal proceedings. All rights reserved. © Shortland Horne Ltd. 2013. Made with MyPlan 2.0.13.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

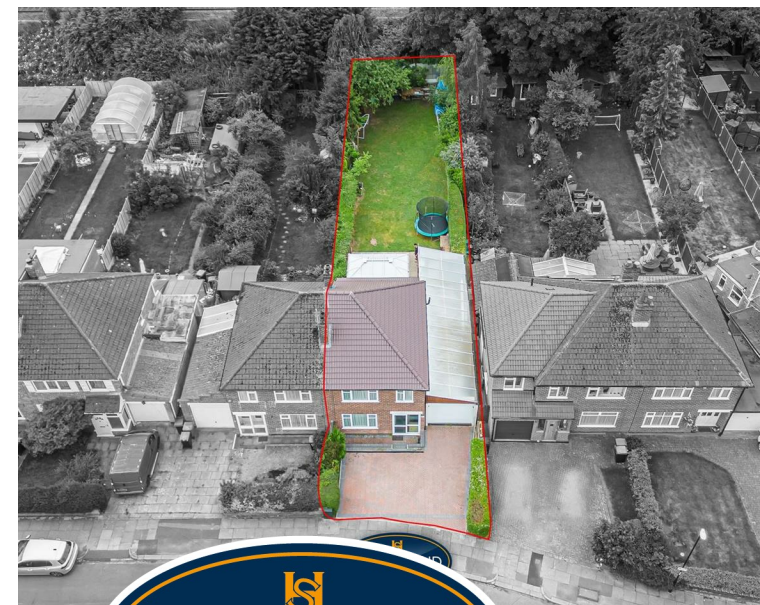
Appliances

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.



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call: 02476 222123
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The Hiron
 CV3 6HS



£450,000 | Bedrooms 4 Bathrooms 2

An extended four bedroom semi detached property with plenty of potential, positioned on a brilliant plot conveniently positioned within walking to all the local amenities on Daventry Road and very close to the train station, Coventry city centre and the Memorial Park.

The ground floor offers a storm porch, an entrance hallway with doors leading off to a lounge with a feature gas fire place, a separate dining room with a further feature gas fire place, leading off here is a extended kitchen with fitted units and space for appliances, a conservatory, a wet room and access to a very useful lean to.

On the first floor you will find two double bedrooms with one of the double bedrooms having built in wardrobes, a single bedroom and a family bathroom.

Outside there is a paved driveway providing off road parking, a single garage with an up and over door. The rear is a fully enclosed and mainly laid to lawn with mature shrubs and trees and a paved patio area ideal for outside entertaining. There is also a newly fitted garden office.

Shortland Horne strongly suggest a viewing to appreciate the potential this wonderful home has to offer.

GROUND FLOOR

Porch	
Entrance Hallway	
Lounge	14'1 x 12'0
Dining Room	13'0 x 10'6
Kitchen	13'1 x 8'8
Ground Floor Bedroom	9'10 x 7'4

Conservatory

W/C/Wet Room	14'1 x 9'0
Lean To Garage	44'11 x 10'7
FIRST FLOOR	
Bedroom One	14'1 x 8'8
Bedroom Two	13'0 x 11'7
Bedroom Three	10'5 x 7'6
Bathroom	