

Floor Plan



Total area: approx. 76.6 sq. metres (824.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(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 Walsgrave Branch
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email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Dillam Close
Longford CV6 6EH



£120,000 | Bedrooms 2 Bathrooms 1

PUBLIC NOTICE

Shortland Horne are now in receipt of an offer for the sum of £110,000 for 16 Dillam Close, Coventry CV6 6EH. Anyone wishing to place an offer on this property should contact Shortland Horne, 306 Walsgrave Road, Coventry CV2 4BL, 02476 442288 before exchange of contracts.

A fantastic opportunity to acquire this 2/3 bedroom maisonette (first floor) which is offered for sale with NO CHAIN. The property is surrounded by a number of fantastic amenities including primary and secondary schools, a few minute drive to the Gallagher retail Park and Arena Park, multiple bus routes, A444 and M6 road network.

The property is in need of some TLC throughout, however the loft has been converted to make a third bedroom, making this a property perfect for someone to put their own stamp on.

In brief the property comprises: lounge, kitchen, three great size bedrooms and bathroom.

Outside you will find a side garden.

GOOD TO KNOW:

Tenure: Leasehold

Vendors Position: No Chain

Boiler Type/location: Loft bedroom

GROUND FLOOR

Hall/Stairs rising to First Floor

FIRST FLOOR

Living Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

SECOND FLOOR

Bedroom Three

OUTSIDE

Garden