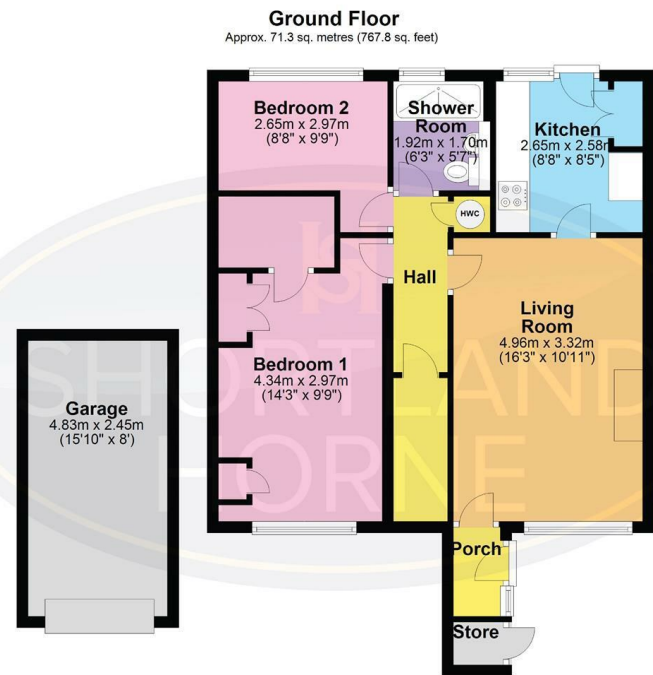


Floor Plan



Total area: approx. 71.3 sq. metres (767.8 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			
(69-80) C			75
(55-68) D		49	
(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 Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

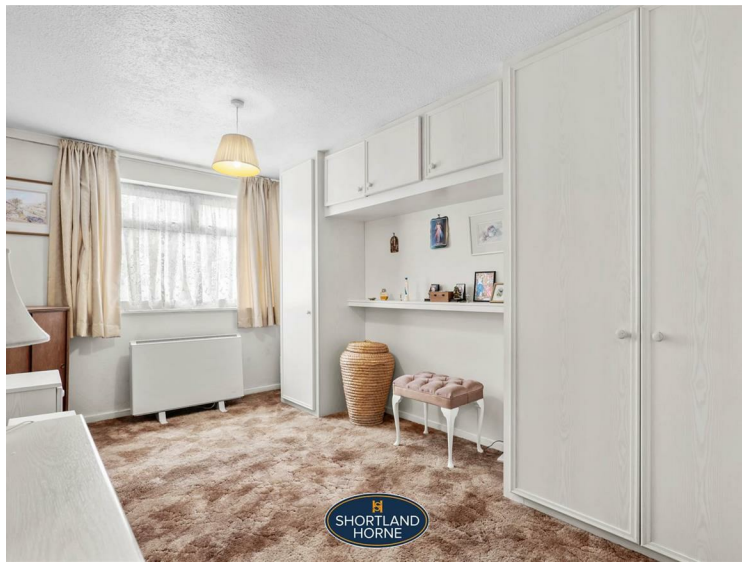
follow us



follow us



Pilling Close
CV2 2HR



£120,000

**Bedrooms 2
Bathrooms 1**

CASH BUYERS ONLY

The first thing you notice when you walk along Pilling Close is how peaceful it is and how nice the neighbours are. People are helpful and there is a real sense of community. If the property itself has so many things going for it and it is a great property.

If you are looking for an investment, then this will provide you with a healthy rental and is a good long-term buy; it is also being sold with no onward chain.

For first-time buyers this is a wonderful place to call home. Everything, although dated in areas, is in great condition for you to turn the key and invite your friends to the housewarming party.

Let's get into a little bit more detail:

You enter the house via an entrance porch at the front of the property and everything is on the ground level. You'll find a light and bright kitchen with lots of storage and workspace for the most ambitious of home cooks. The large living room has a large window and a fireplace. The recently refurbished shower room is modern, stylish and has a great walk-in shower.

The main bedroom is at the front of the house and features built-in storage and there is lots of space for more free-standing furniture. The room is flooded with natural light and it can accommodate the largest of beds. The second bedroom is at the back of the property and looks out across the lovely rear garden. This is a versatile space and could be set up as a study, nursery or a walk in wardrobe/dressing room.

The garden is an oasis of peace and tranquillity, with enough space for a veggie patch, a climbing frame, BBQ area or all three. The planting has been carefully considered for all seasons and there is space to relax and play. There is also a useful garage that is amazing for storage or pottering.

Pilling Close is ideally placed for all amenities with a fantastic range of shops and supermarkets, multiple bus routes, nearby health clubs, bingo hall and walking distance to the University Hospital. There are various restaurants and transport is convenient with easy access to M6, M69, M1 and the A46

GOOD TO KNOW:
 Tenure: Leasehold
 Vendors Position: No Chain
 Parking Arrangements: Parking in front of garage
 EPC Rating: E
 Total Area: Approx. 767 Sq. Ft
 Annual Management charge - £110
 Annual Ground Rent - £30



INTERNAL		OUTSIDE	
Porch		Garage	15'10 x 8'
Living Room	16'3 x 10'11	Rear Garden	
Kitchen	8'8 x 8'5	Front Garden	
Inner Hall			
Bedroom One	14'3 x 9'9		
Bedroom Two	9'9 x 8'8		
Shower Room	6'3 x 5'7		