

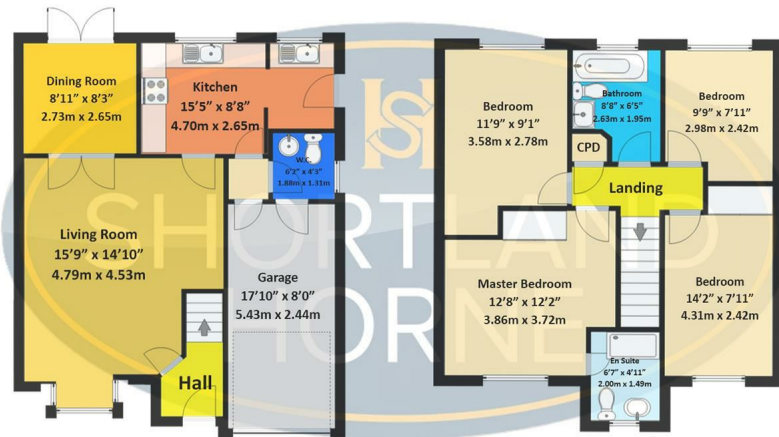
## Floor Plan



Total Living Area 108.44 square metres / 1167 square feet (excludes garage)

Ground Floor

First Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS

## EPC

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

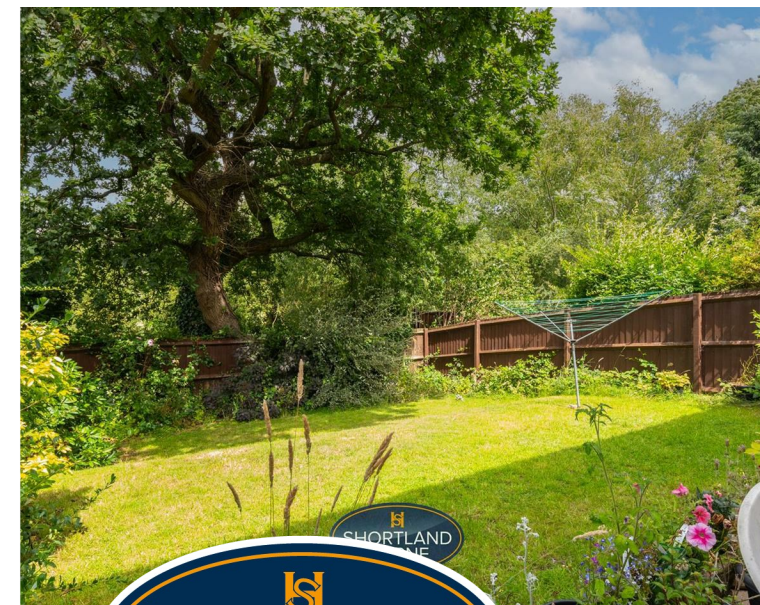
### Appliances

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

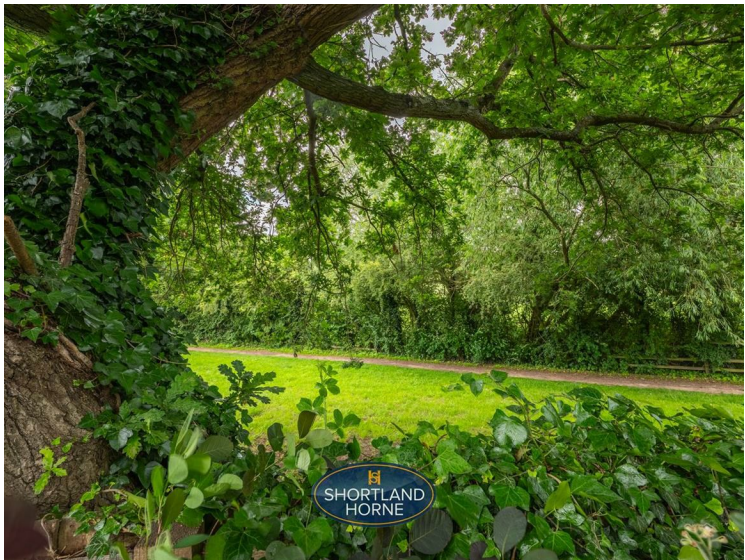
**visit:** shortland-horne.co.uk

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**Royston Close**  
**Coombe Park CV3 2SR**



# £445,000 Offers Around | Bedrooms 4 Bathrooms 1

\* WELL APPOINTED 4 BEDROOM DETACHED HOUSE \* PLEASANT CUL DE SAC SETTING \* OPEN ASPECT TO THE REAR ACROSS FIELDS \* GAS CH & DOUBLE GLAZED \* EXCELLENT OPPORTUNITY TO UPDATE TO PERSONAL TASTE \* CLOSE TO EXCELLENT ROAD NETWORKS TO M6/ M69

Situated within a pleasant backwater setting just off Clifford Bridge Road, here is a modern 4 bedroom Detached house incorporating well planned family accommodation on this popular modern development. The property is currently occupied by a retired couple who are looking to move closer to their family in Leicestershire having lived in the property since 2000. The house offers an excellent opportunity to the discerning purchaser to create their own personality to the property by way of redecoration and updating and is accordingly priced with close offers considered.

The family home incorporates Open Canopy Porch to Vestibule Hall, Full width square bayed Lounge with double doors to the Dining Room having double glazed double doors to the private rear garden, Kitchen with split level hob and double oven & archway through to the Utility Area. To the first floor landing, four bedrooms with the master bedroom having an ensuite shower room, bathroom with shower.

The property affords direct access with paviour driveway to the brick built garage having additional car parking with side access through to the private established lawn rear garden backing onto fields with dog walks with the family.

\* VIEWING RECOMMENDED WITH CLOSE OFFERS CONSIDERED



## GROUND FLOOR

Hall	
Lounge	15'9 x 14'10
Dining Room	8'11 x 8'3
Kitchen	15'5 x 8'8
Utility Room	
<b>FIRST FLOOR</b>	
Landing	
Bedroom One	12'8 x 12'2

## En-Suite

Bedroom Two	11'9 x 9'1
Bedroom Three	14'2 x 7'11
Bedroom Four	9'9 x 7'11
Family Bathroom	
<b>OUTSIDE</b>	
Garage	17'10 x 8'
Rear Garden	
Driveway	