

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(55-68) D			
(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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Walsgrave Road
Stoke CV2 4BL



£130,000 Offers Over

Bedrooms 3
Bathrooms 1

CASH BUYERS ONLY

Welcome to this attractive three-bedroom flat, conveniently offered for sale with no chain attached. This property holds a valuable HMO license, making it an excellent investment opportunity. Recently decorated throughout, it showcases a range of updates, including a modernised shower room, new carpets with underlay, new internal fire doors, freshly re-plastered walls and ceilings, ~~upward facing glass doors for better natural light~~ sightlines through the open plan kitchen/dining/communal area. The hall also provides space for a washing machine and features a storage cupboard. Additionally, it provides convenient access to the well-appointed shower room, which features a walk-in shower, WC, and sink.

The kitchen is a sleek and functional space, with plenty of easy-to-clean cabinets and integrated appliances, including an oven and hob. The dining/communal area offers versatility, accommodating a dining table or a comfortable sofa for relaxation and socializing.

Bedroom one stands out as the largest of the bedrooms and can alternatively be used as a lounge area. This light-filled room boasts ample space for a sizable bed and additional furniture, allowing for versatile use of the space. Bedroom two is also generously sized, while bedroom three comfortably accommodates a double bed.

The flat is equipped with CCTV for added security, and secure gating ensures peace of mind for residents. There is gas central heating throughout and a newly installed Electric consumer board.

Surrounded by a great range of amenities, this property is conveniently located near shops, schools, and bus routes. Additionally, the University Hospital is just a short 10-minute drive away, providing ease of access for medical professionals or visitors.

Don't miss out on this opportunity to own a well-appointed three-bedroom flat with an HMO license. Contact us today to arrange a viewing and discover the potential of this property for both investors and individuals looking for a comfortable and convenient living space.

GOOD TO KNOW:

- Tenure: Leasehold
- Vendors Position: No Chain
- Parking Arrangements: No direct parking available. There is a bus stop across the road
- Lease Length: Approx. 77 years remaining
- Ground Rent/Maintenance Charge: Zero charges
- EPC Rating: C
- Total Area: Approx. 615 Sq. Ft



INTERNAL

Hall

Shower Room 8'1 x 3'3

Kitchen 10'10 x 8'4

Dining/Living Area 10'10x 10'11

Bedroom One 12'4 x 9'6

Bedroom Two 10'11 x 6'6'

Bedroom Three 9' x 9'3