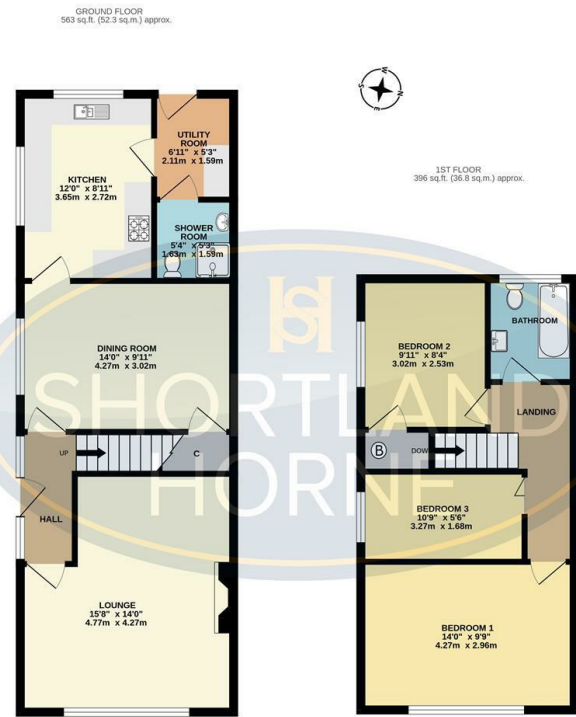


Floor Plan



TOTAL FLOOR AREA: 959 sq ft. (89.1 sq m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given for their condition or reliability. Made with Metaplan 12/02.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	54	
(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
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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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Church Lane
Stoke CV2 4AL



£260,000 Offers Over | Bedrooms 3 Bathrooms 2

To the ground floor you will find the spacious lounge and separate dining room. The extended kitchen also gives access to a utility room and downstairs shower room with W.C.

To the first floor there is the master bedroom across the front of the house, two single bedrooms and the family bathroom.

Outside to the front there is an off-road parking for two cars. To the rear is a generous sized lawned garden with shed and timber fence surround.

The property is situated close to Stoke Park School and local amenities.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Parking Arrangements: Driveway with dropped kerb

Shortland Horne are pleased to present for sale this detached and extended, three bedroom property in sought after Church Lane, Stoke, Coventry.

Whilst in need of some updating, the property offers huge potential to become a fantastic family home.



Front	
Hallway	
Lounge	15'8 x 14'0
Dining Room	14'0 x 9'11
Kitchen	12'0 x 8'11
Utility Room	6'11 x 5'3
Shower Room	5'4 x 5'3

Landing	
Bedroom One	14'0 x 9'9
Bedroom Two	9'11 x 8'4
Bedroom Three	10'9 x 5'6
Bathroom	
Rear Garden	