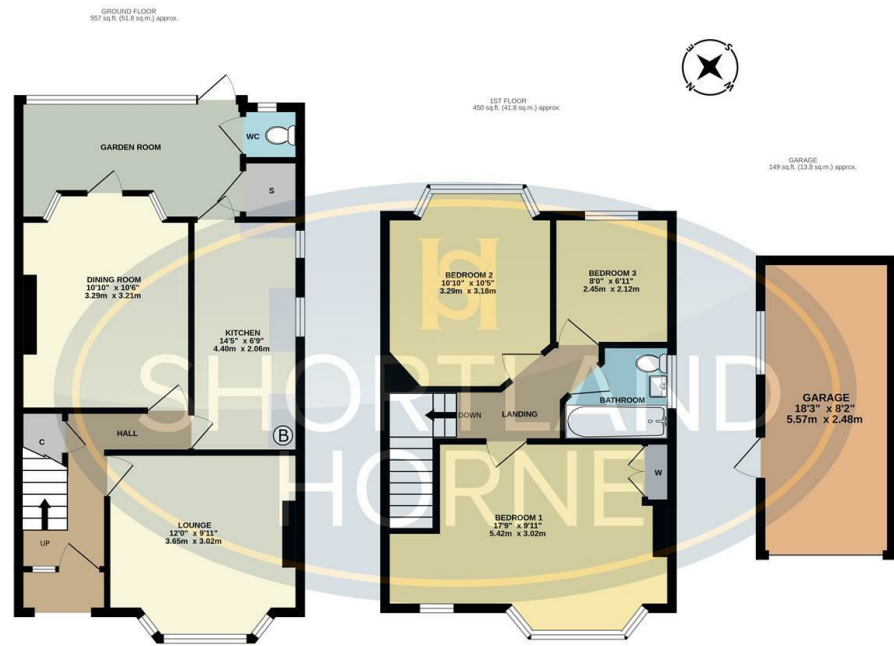


Floor Plan



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	64	
(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:
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 10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk



Siddeley Avenue
Stoke CV3 1FZ



£200,000 Offers Over | Bedrooms 3 Bathrooms 1



A delightful three bedroomed semi detached home. In need of modernisation throughout but offering excellent potential with no chain. Front garden, wonderful and long rear garden, garage and additional plot of land to the rear. Entrance hall, two reception rooms, kitchen, garden room and downstairs WC. Three good sized bedrooms and family bathroom to the first floor. EPC Band D.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Street Parking
 Garage Details: Single Garage
 Garden Direction: South-East
 Council Tax Band:
 EPC Rating: D
 Total Area: Approx.1156 Sq. Ft

GROUND FLOOR		Landing	
Hallway		Bedroom 1	17'9 x 9'11
Lounge	12' x 9'11	Bedroom 2	10'10 x 10'5
Dining Room	10'10 x 10'6	Bedroom 3	8' x 6'11
Kitchen	14'5 x 6'9	Bathroom	
Garden Room		OUTSIDE	
WC		Garage	18'3 x 8'2
FIRST FLOOR		Rear Garden	
		Front Garden	