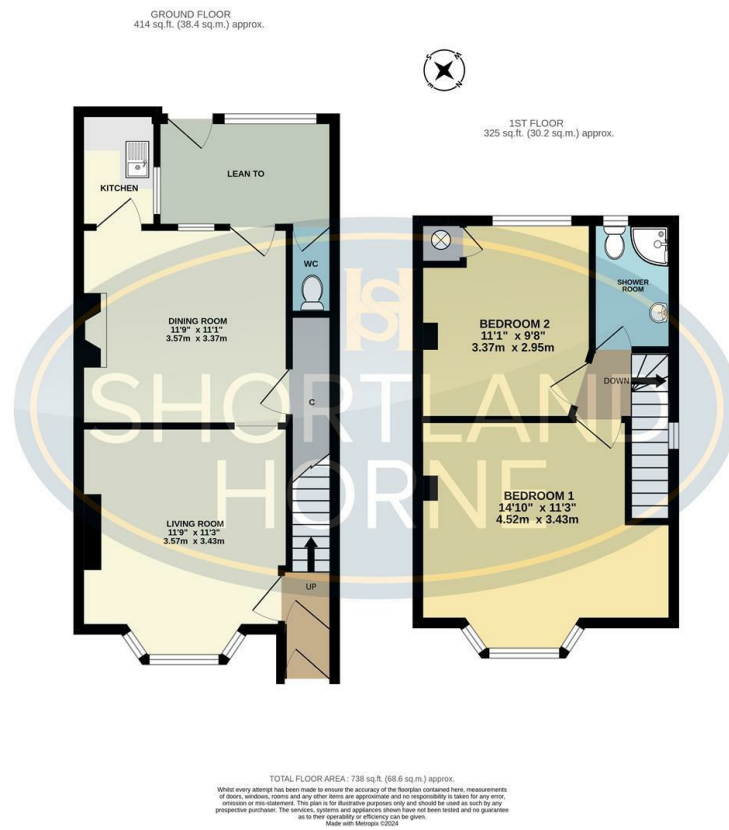


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>37</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

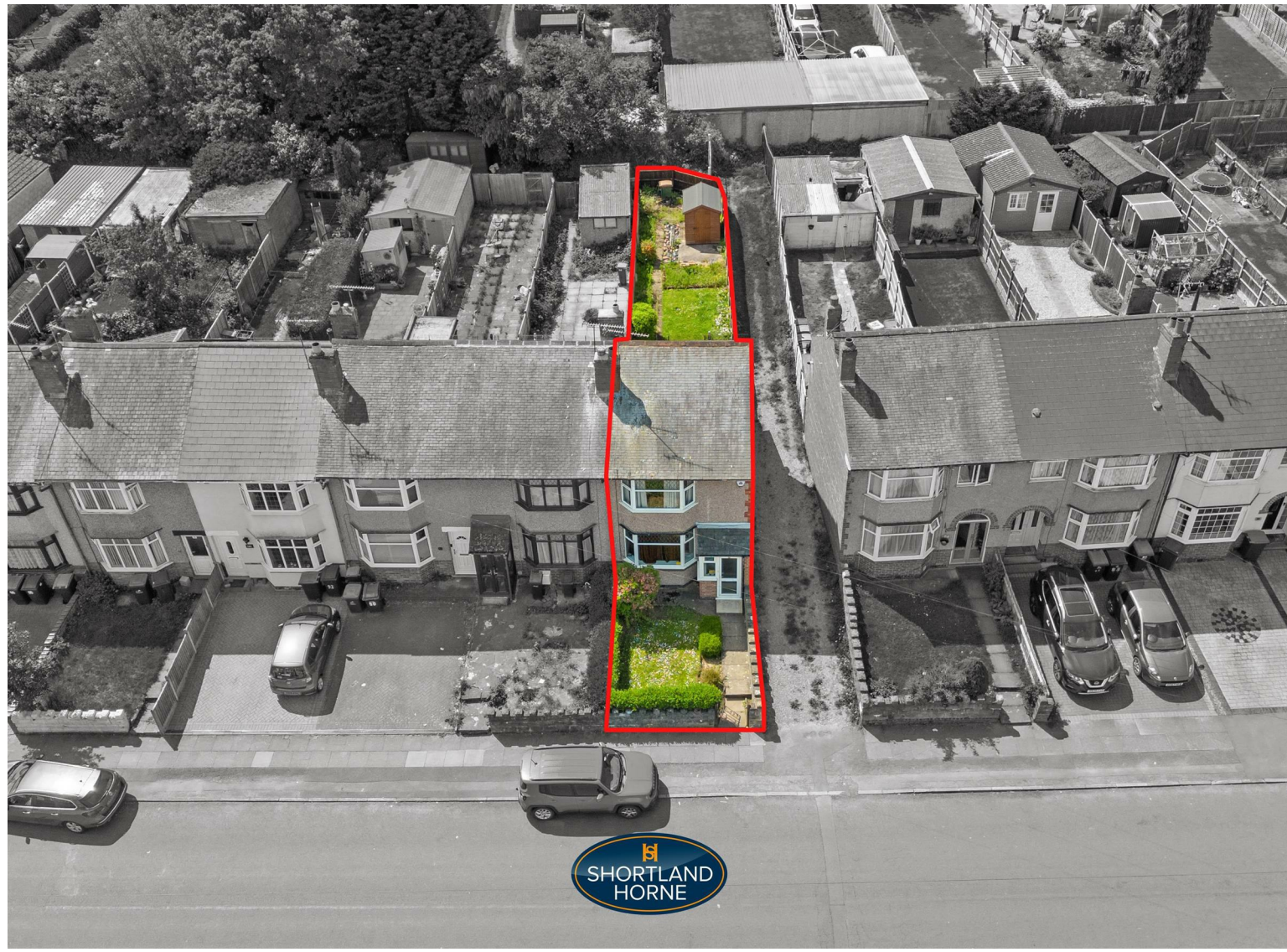
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  

  
**SHORTLAND HORNE**

follow us  

**Alfall Road**  
**Stoke Heath CV2 3GG**



# £165,000 Offers Over | Bedrooms 2 Bathrooms 1

\* 2 BEDROOM DOUBLE BAYED END TERRACE \* OFFERING EXCELLENT POTENTIAL \* 2 RECEPTIONS ROOMS \* SMALL KITCHEN WITH SCOPE TO ENLARGE INTO A FAMILY BREAKFAST KITCHEN ROOM \* FIRST FLOOR SHOWER ROOM \* REAR CAR ACCESS

Welcome to this 2 bedroom virtually double glazed end of terraced property located along Alfall Road to the east side of the city.

Upon entering, you are greeted by 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. The layout offers great potential for personalisation and creating a space that truly reflects your style and needs with scope to extended to the full width of the rear elevation subject to planning permission.

One of the standout features of this property is the rear car access, making parking convenient and hassle-free. No more struggling to find a parking spot after a long day at work!

What's even more appealing is that this property comes with no upward chain, allowing for a smooth and straightforward buying process. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this house has something to offer everyone.

Don't miss out on the chance to make this house your home and unlock its full potential. Book a viewing today and envision the possibilities that await you at this lovely address on Alfall Road.



STORM PORCH ENTRANCE		BEDROOM ONE	14'9" x 11'3"
VESTIBULE HALL		BEDROOM TWO	11'0" x 9'8"
BAY WINDOWED LOUNGE	11'8" x 11'3"	SHOWER ROOM	
DINING ROOM	11'8" x 11'0"	FRONT & ENCLOSED REAR GARDEN	
SMALL KITCHEN		REAR CAR ACCESS	
LEAN TO CONSERVATORY		NO CHAIN	
LANDING			