

Floor Plan

Approx Gross Internal Area
111 sq m / 1197 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 39 sq m / 417 sq ft

Second Floor
Approx 34 sq m / 361 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(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.

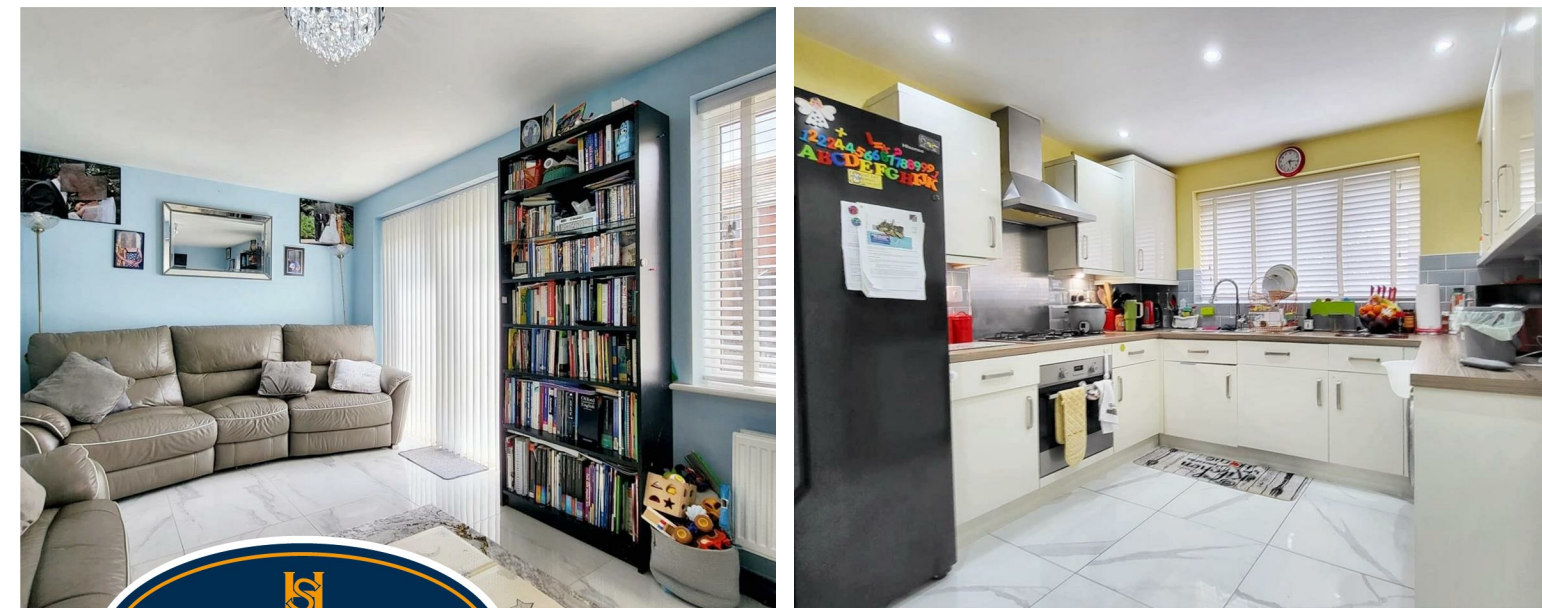
Appliances

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

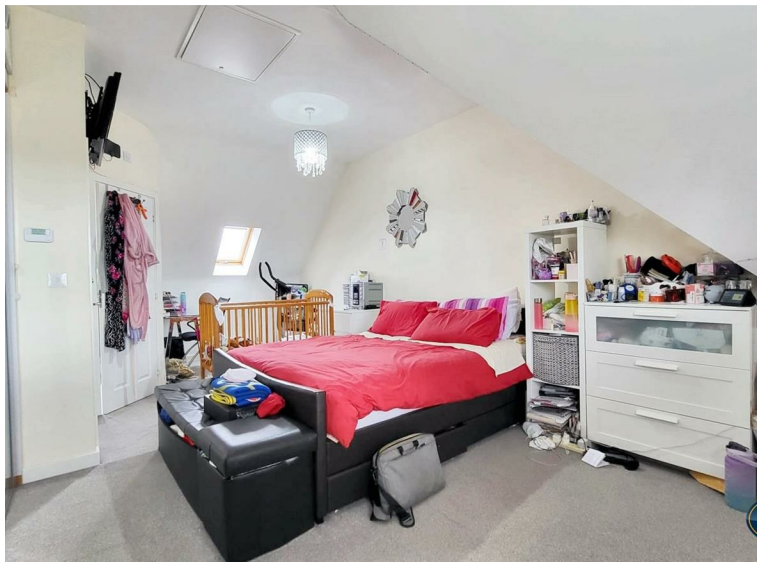
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



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Townley Walk
CV6 7PP



£279,995

**Bedrooms 4
Bathrooms 2**

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: Buying a new build property
- Parking Arrangements: Driveway
- Council Tax Band: C
- EPC Rating: B
- Total Area: Approx. 1197 Sq. Ft
- Lease Term: 999 Years
- Lease Reamaining: 990 Years
- Annual Ground Rent: TBC
- Annual Service Charge: TBC

*PLEASE NOTE THAT LEASE, GROUND RENT & OTHER CHARGES ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITOR.

This modern three-storey townhouse offers versatile accommodation, perfect for families. Built in 2017, the property still benefits from an NHBC Guarantee and boasts a desirable canal frontage. Located on the north side of Coventry, this home is conveniently positioned for local amenities and transport links.

The ground floor comprises an inviting hallway, a guest WC, ample storage, a fitted breakfast kitchen, and a lounge that overlooks the enclosed rear garden. The first floor features three well-proportioned bedrooms and a family bathroom. The top floor is dedicated to the master bedroom, complete with an ensuite.

Externally, the property includes off-street parking with a driveway and a private rear garden, making it an ideal family home.



GROUND FLOOR

Hallway	
WC	
Kitchen/Dining Room	15'5 x 9'8
Lounge	16'3 x 10'0
FIRST FLOOR	
Landing	
Bedroom 2	13'3 x 9'2

Bedroom 3

Bedroom 3	12' x 9'2
Bedroom 4	10' x 6'8
Family Bathroom	6'5 x 5'3
SECOND FLOOR	
Bedroom 1	22'4 x 10'10
En-Suite	8' x 6'5
OUTSIDE	
Rear Garden	
Driveway	