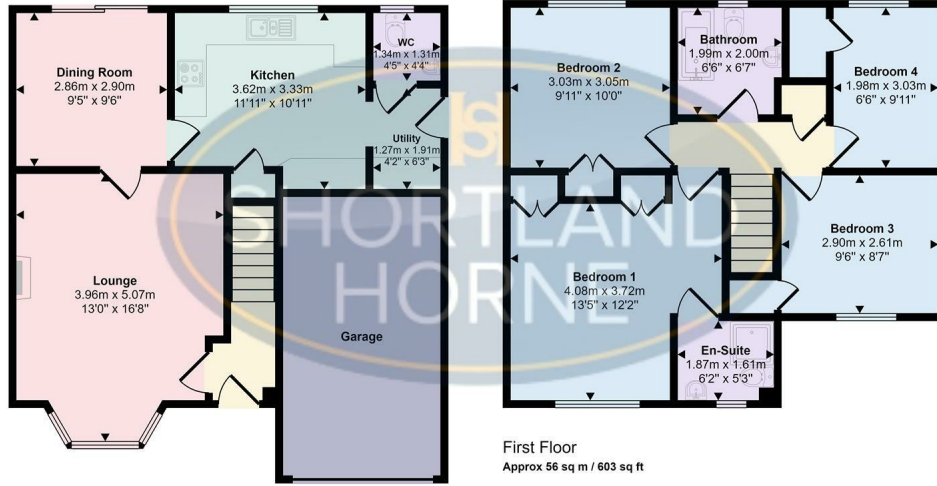


Floor Plan

Approx Gross Internal Area
121 sq m / 1307 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

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			84
(81-91) B			
(69-80) C		70	
(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.

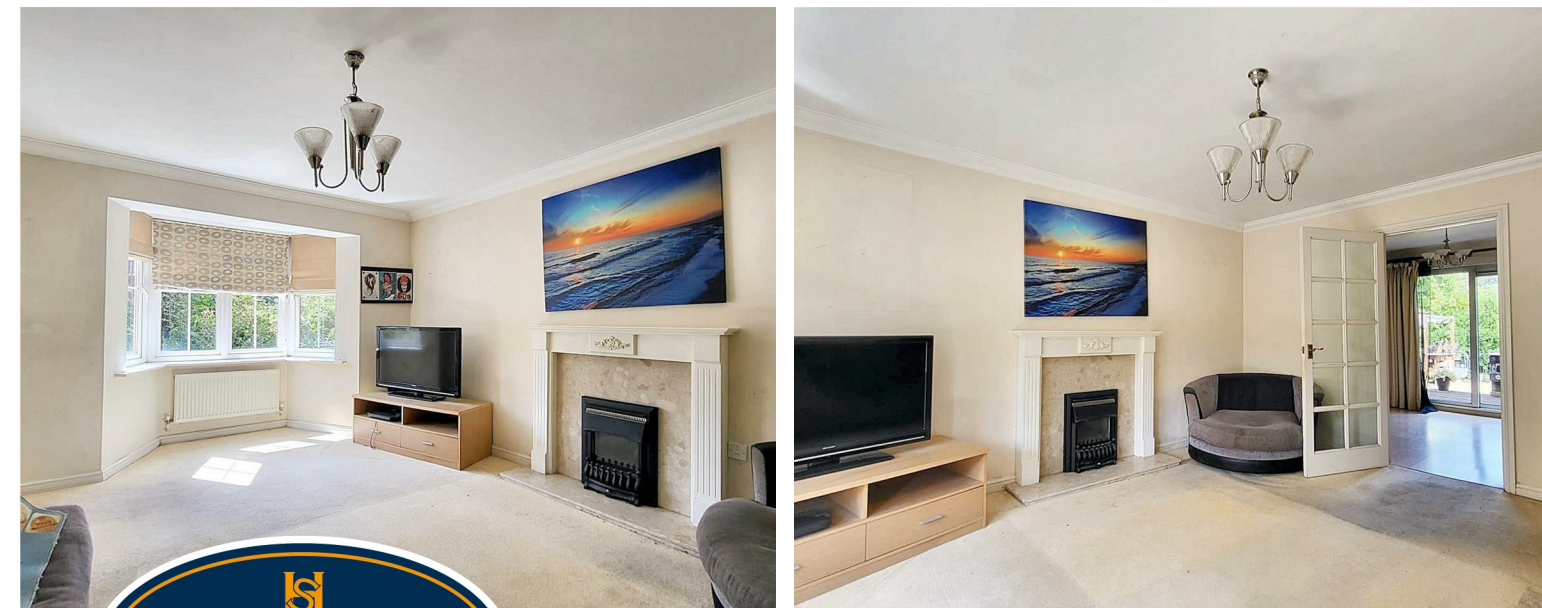
Appliances

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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Lucerne Close
Aldermans Green CV2 1SE



£310,000

**Bedrooms 4
Bathrooms 2**

Nestled on this peaceful development, amongst a cluster of homes and open fields, is this detached home that has everything required by the modern family. This four-bedroom property, offered with no onward chain, presents an excellent opportunity for those looking to create their dream home with a bit of modernisation and TLC.

On the ground floor, the property features a spacious lounge perfect for relaxing and entertaining, a dining room ideal for family meals and gatherings, a kitchen ready for your personal touch with ample space for culinary creativity, a utility room conveniently located to handle all your laundry needs, and a practical WC.

Upstairs, the master bedroom boasts built-in wardrobes and an en-suite, providing a private retreat. There are two additional generously sized double bedrooms, offering plenty of space for family or guests, and a good-sized fourth bedroom which can also serve as a study, offering versatility to suit your needs.

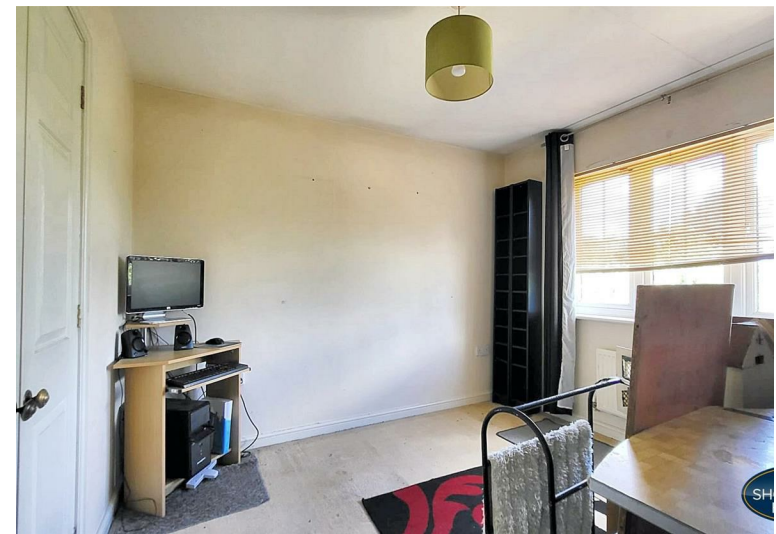
Outside, the property boasts a large, sunny, and private garden, perfect for outdoor activities and relaxation, with the added benefit of school playing fields beyond. A good-sized driveway provides ample parking, and the integral garage offers additional parking or storage options.

This home is conveniently close to major road links, including the M6, M1, and A444, as well as shops, supermarkets, great schools, healthcare facilities including the University Hospital, multiple bus routes, and open greens perfect for leisurely walks.

This property is a fantastic canvas for those looking to modernise and personalise their living space, set in a desirable location. Don't miss the chance to transform this house into your ideal home.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Driveway
- Council Tax Band: D
- EPC Rating: C
- Total Area: Approx 1307 Sq. Ft



GROUND FLOOR

- Hall
- Lounge 16'8 x 13'
- Dining Room 9'6 x 9'5
- Kitchen 11'11 x 10'11
- Utility
- WC

FIRST FLOOR

- Bedroom 1 13'5 x 12'2

En-Suite

- Bedroom 2 10' x 9'11
- Bedroom 3 9'6 x 8'7
- Bedroom 4 9'11 x 6'6

Family Bathroom

OUTSIDE

- Garage
- Rear Garden
- Driveway