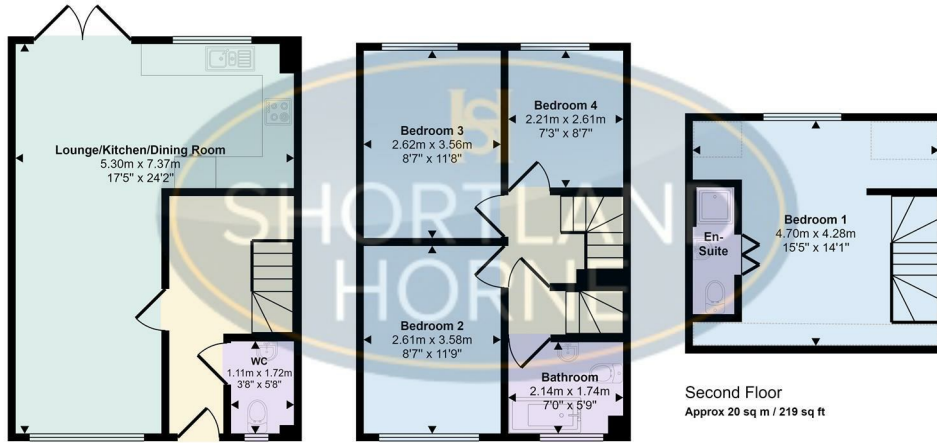


Floor Plan

Approx Gross Internal Area
95 sq m / 1025 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			96
(92 plus) A		85	
(81-91) B			
(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.

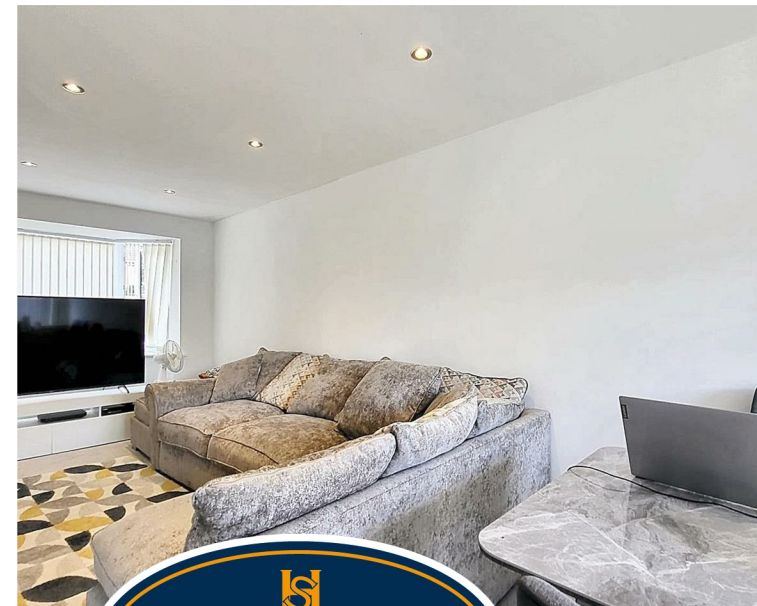
Appliances

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

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Lucerne Close
Aldermans Green CV2 1SE



£245,000 Offers Over | Bedrooms 4 Bathrooms 2

Constructed in 2020 and nestled within a small gated development of just three homes, this meticulously designed four-bedroom residence seamlessly blends modern efficiency with a tranquil ambiance, both indoors and outdoors.

Designed to maximise natural light, the spacious lounge, kitchen, and dining room flow seamlessly into the garden, exemplifying excellent open-plan living. The kitchen is equipped with integrated appliances, including a fridge freezer, washing machine, dishwasher, and electric oven and hob. The ground floor is decorated with crisp white tones on the walls, enhancing the airy, bright atmosphere perfect for modern living.

From the sizeable hallway, take a peek at the WC and ascend the carpeted stairs to the first floor. Here, you'll find two double bedrooms, a generous single bedroom, and a modern family bathroom. All the bedrooms are light-filled, with lush grey carpet underfoot, ensuring a comfortable night's sleep. The bathroom includes a bath with a shower overhead.

On the second floor, you'll discover the master bedroom, spacious enough for a king-size bed, with alcoves perfect for wardrobes. This room also features an en-suite.

Outside, the private garden boasts a spacious decked area for al fresco dining and a good-sized lawn for children to play. At the front of the home, there is a block-paved driveway.

Conveniently located close to major road links, including the M6, M1, and A444, this home is also near shops, supermarkets, great schools, healthcare facilities including the University Hospital, multiple bus routes, and open greens perfect for leisurely walks.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: The property is currently tenanted, however notice shall be given.
 Parking Arrangements: Driveway
 Council Tax Band: B
 EPC Rating: B
 Total Area: Approx. 1025 Sq. Ft
 OTHER: Please note, some images were prior to the tenants moving in.



GROUND FLOOR		Bedroom 4	8'7 x 7'3
Hallway		Family Bathroom	7' x 5'9
Lounge/Kitchen/Dining Room	24'2 x 17'5	SECOND FLOOR	
WC		Bedroom 1	15'5 x 14'1
FIRST FLOOR		En-Suite	
Landing		OUTSIDE	
Bedroom 2	1'9 x 8'7	Rear Garden	
Bedroom 3	11'8 x 8'7	Driveway	