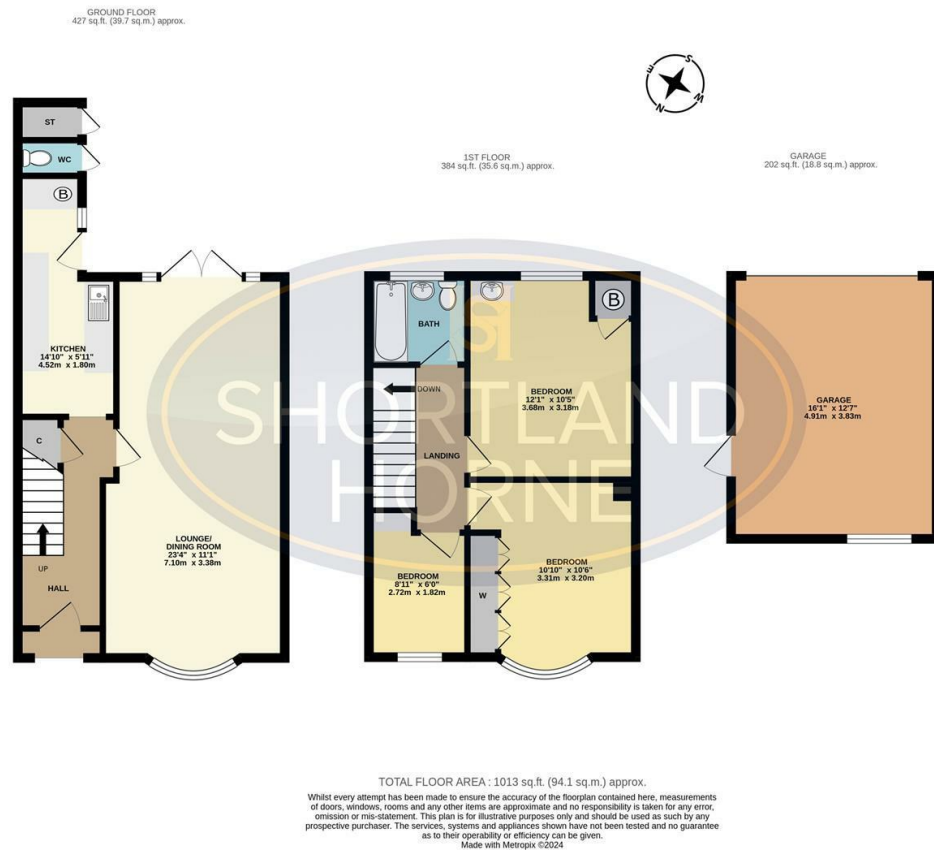


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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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**Belgrave Road**  
**Wyken CV2 5BH**





**£240,000**

**Bedrooms 3  
Bathrooms 1**

Shortland Horne are pleased to offer for sale, this light and airy, three bedroom, double bayed home on the popular Belgrave Road in Wyken.

The property offers fantastic access to the University Hospital which is just a few minutes walk away and benefits from a number of sought after schools, M6/69 motorway networks and other local amenities.

The property itself comprises of entrance hallway, living room/dining room with french doors flooding the room with natural light, modern, fitted kitchen with integrated appliances, landing, two double bedrooms, generous single bedroom and bathroom. Outside the property benefits from a private, south facing rear garden with patio area, WC and garage. There is also a low maintenance front garden.

The property is for sale with no upward chain, so if you are looking for a great investment purchase or first time buy with the potential to extend, call us to arrange your viewing.

**OTHER INFORMATION:**

- Tenure: Freehold
- Vendor's Position: No Chain
- Parking Arrangements: Garage/street parking
- Energy Rating: D

**GROUND FLOOR**

- Entrance Hallway
- Lounge/Dining Room 27' x 11'1
- Kitchen 14'10 x 5'11

**FIRST FLOOR**

- Landing 9'6 x 6'7
- Bedroom One 13'10 x 10'6
- Bedroom Two 12'2 x 10'6

- Bedroom Three 8' x 6'
- Bathroom 5'10 x 5'7
- OUTSIDE**
- Front Garden
- Rear Garden
- Garage