

Floor Plan



TOTAL FLOOR AREA: 881 sq.ft. (81.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix C1024

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|------------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | 36 | |
| (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

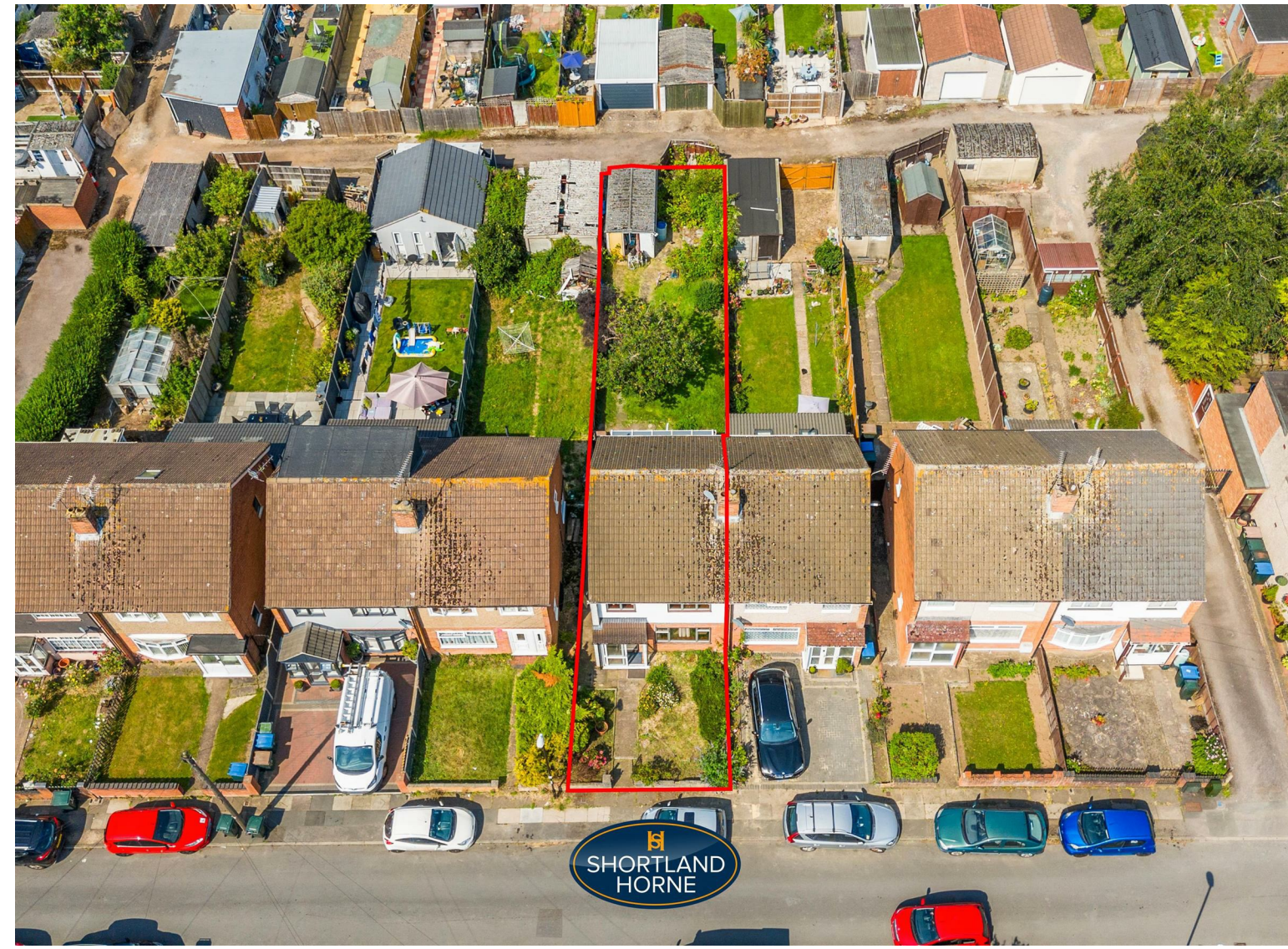
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Kentmere Close
Potters Green CV2 2GE



£195,000 Offers Over

**Bedrooms 3
Bathrooms 1**

Presenting an ideal starter home, this semi-detached property is now available for sale with the added benefit of no onward chain. Although the property is in very good condition, it offers an opportunity for some modernisation to make it truly your own and has been cherished by the same family for five decades. There is a homely feeling throughout, and it boasts a newly fitted kitchen. The property currently does not have gas central heating, but this can be installed.

Inside, the property features a good-sized, welcoming hallway leading to the spacious kitchen/dining room. The new kitchen is equipped with modern, easy-to-clean cabinets, a stainless steel splashback, and white metro-style tiles on the walls. The oven and induction hob are built-in. Quality laminate flooring flows into the dining area, which can accommodate a dining table to create a social space. An archway leads to the cosy living room, a light-filled space with carpet underfoot and an electric fire for the colder months. Heading back through the kitchen, you enter the recently rebuilt garden room/conservatory, an ideal place to sit peacefully, out of the sun, and enjoy views of the garden. There is also a handy WC here.

Outside, the property boasts a generously sized garden. The width of the garden is particularly noticeable, with side and rear access. The garden is mainly laid to lawn with a small patio area for alfresco dining. Mature trees and shrubs provide a serene atmosphere, and quality fencing surrounds most of the garden. The front garden has the potential to create off-road parking. Additional parking is available to the rear of the property on hard standing via a secure gated entry.

Back inside, take the carpeted stairs to the first-floor landing, where you'll find three light-filled bedrooms, two of which are doubles, along with a generous third bedroom. Both doubles have storage and space for large beds. The shower room is perfect for refreshing and rejuvenating. Above is a generous loft space.

Kentmere Close is a peaceful cul-de-sac, ideally placed for all amenities, with a fantastic range of shops and supermarkets and within walking distance to local schools and the University Hospital. Nearby there are various restaurants, health clubs, a bingo hall, and transport is convenient with multiple bus routes and easy access to the M6, M69, M1, and the A46.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Street Parking
 Council Tax Band: B
 EPC Rating: F
 Total Area: Approx. 881 Sq. Ft



GROUND FLOOR

Hallway

Living Room

Kitchen/Dining Room

Garden Room

WC

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

OUTSIDE

Rear Garden

Front Garden

12'8 x 10'

10'10 x 10'8

9'7 x 6'9

12'6 x 11'

16'9 x 10'10

11' x 7'7