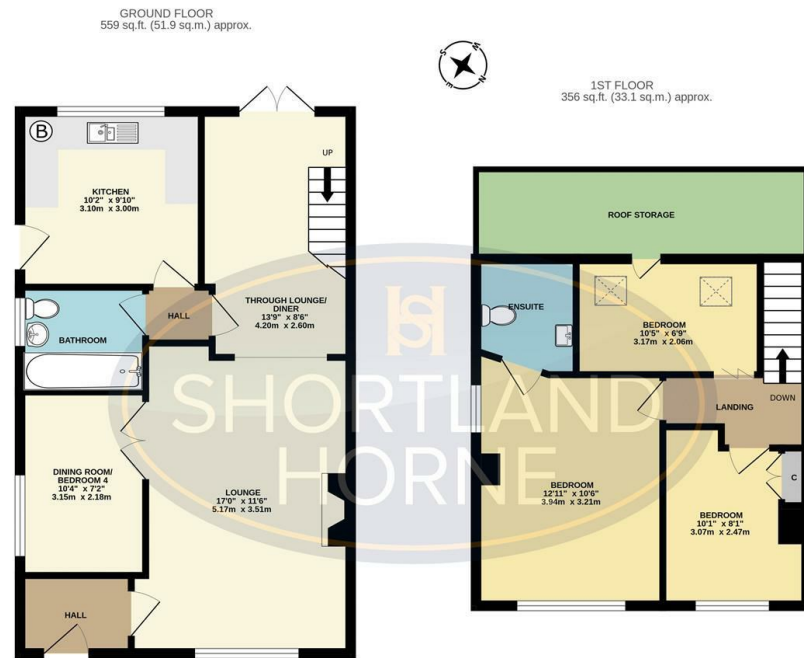


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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.



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

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follow us  

Leicester Road
Shilton CV7 9HU



£300,000 Offers Over | Bedrooms 3 Bathrooms 1

The property features ample parking at the front and a well-designed interior. The entrance porch is just the place to hang up your coat and take off your shoes, leading into the main lounge where there is wood flooring, space for a large sofa and furniture, and a gas fire for the colder months. To one side of the lounge is the dining room/bedroom 4, a versatile space. Continue through the lounge to the family room, which could also be used as a dining area. Here, you'll find French doors that swing open into the garden and a staircase rising to the first floor. A further lobby provides access to the kitchen and bathroom. The kitchen has plenty of cabinets and space for appliances. The bathroom is just the place to unwind, featuring a white three-piece suite including a P-shaped bathtub.

Head upstairs to find three generous bedrooms, all with fabulous views across the village. The large master bedroom benefits from the addition of an en-suite toilet and wash basin. There is gas central heating throughout.

Nestled in the pretty village of Shilton, this delightful 3/4 bedroom home offers a perfect blend of rural tranquillity and convenient access to essential amenities. Situated in a quiet cul-de-sac, the property boasts outstanding views and a wraparound garden that enjoys sun all day. Bursting with personality, this home features spacious and interesting interiors, perfect for a house hunter with a taste for semi-rural living who doesn't want to live in a boring space. Beautiful memories can be made here!



GROUND FLOOR

Porch	
Lounge	17 x 11'6
Dining Room/Bedroom 4	10'4 x 7'2
2nd Reception Room	13'9 x 8'6
Kitchen	10'2 x 9'10
Bathroom	

FIRST FLOOR

Bedroom 1	12' 11 x 10'6
Ensuite WC	
Bedroom 2	10'1 x 8'1
Bedroom 3	10'5 x 6'9
OUTSIDE	
Wrap around Gardens	
Driveway	