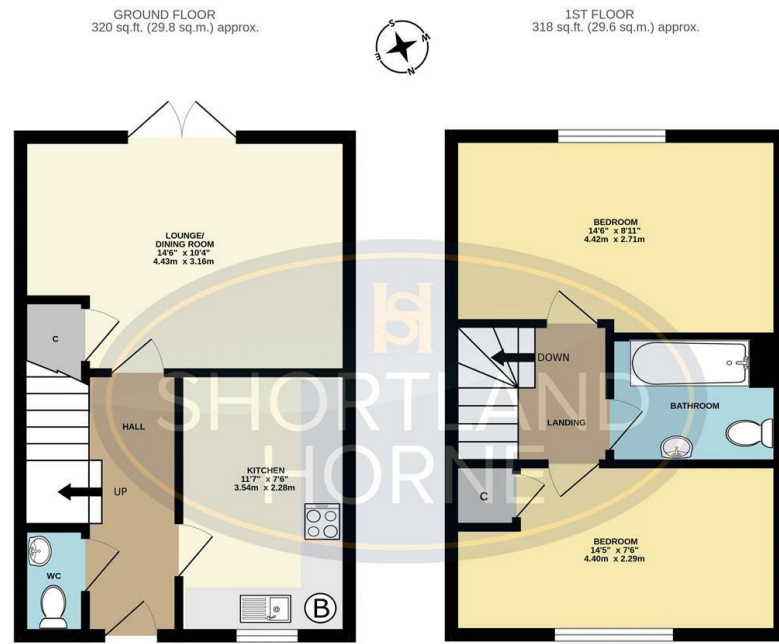


Floor Plan



TOTAL FLOOR AREA: 639 sq.ft. (59.3 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.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		84	
(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.

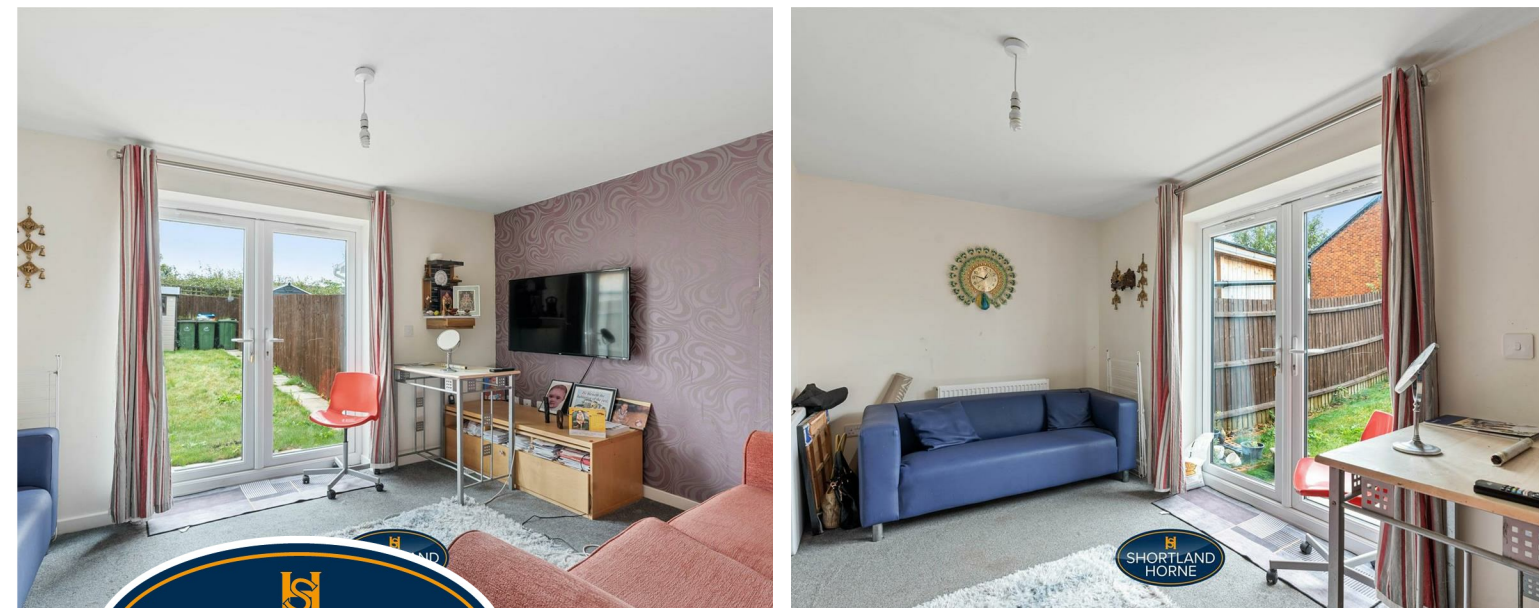
Appliances

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

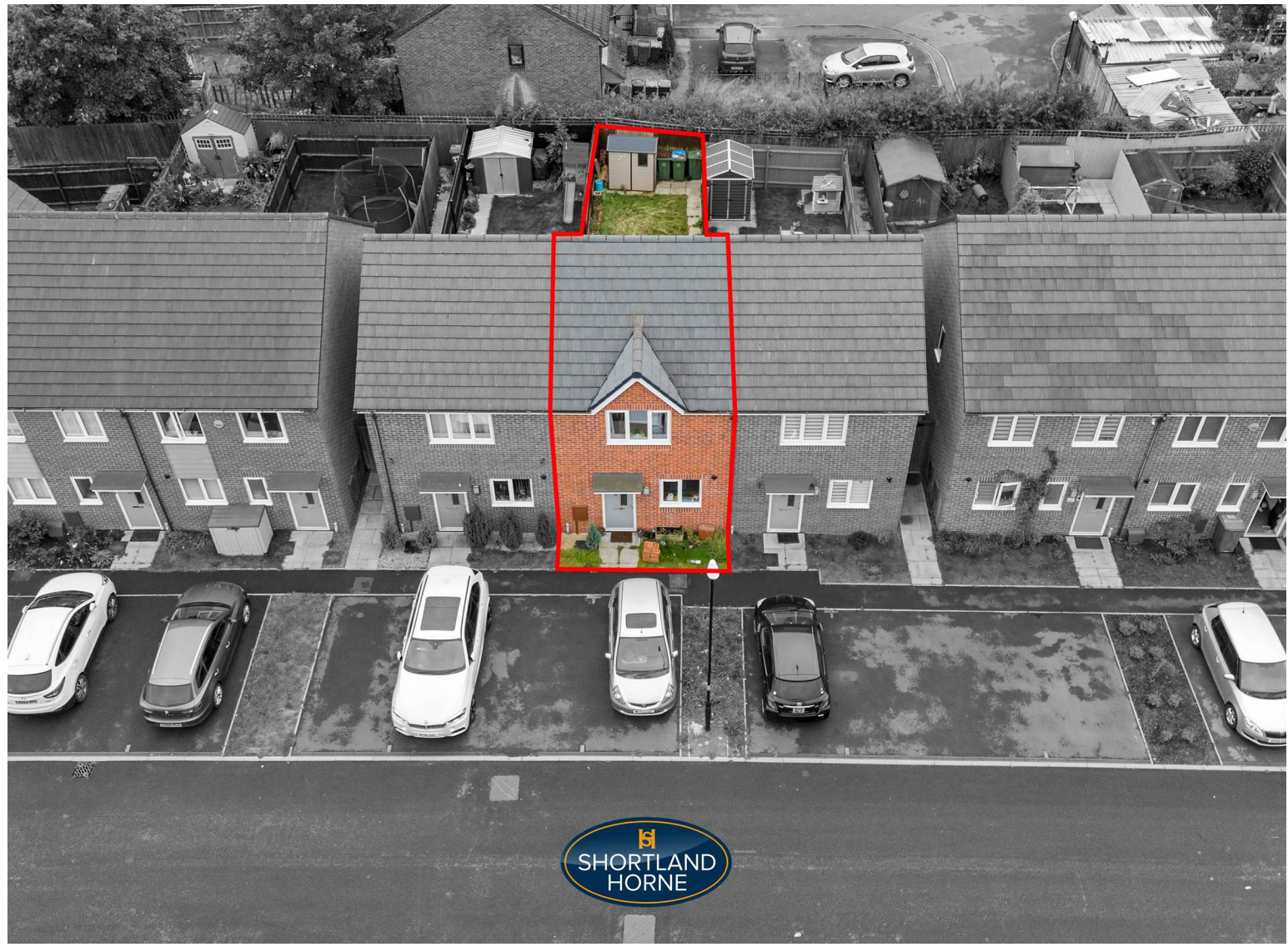
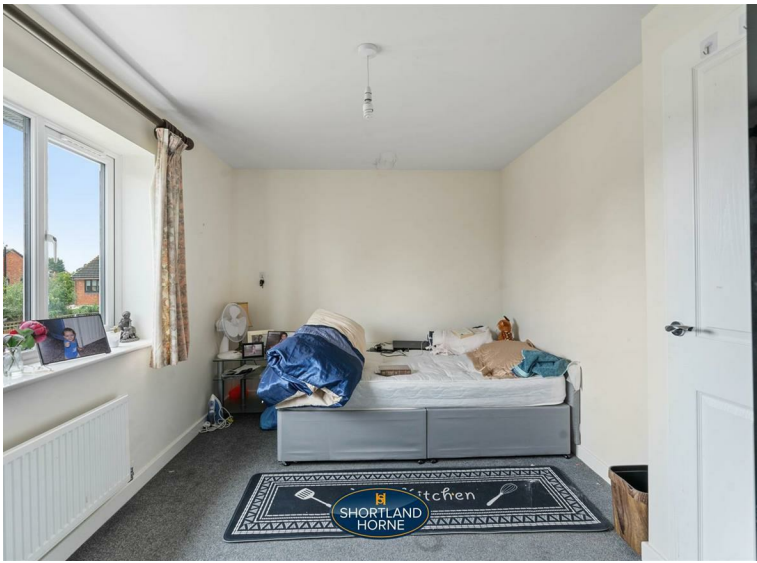
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Braunton Avenue
Spirit Quarters, Henley Green CV2

ITA



£190,000 | Bedrooms 2 Bathrooms 1

Welcome to this charming property located in Braunton Avenue, Henley Green, Coventry. This delightful mid-terrace house boasts a cosy reception room, well appointed kitchen, two lovely bedrooms and a modern bathroom, making it the perfect choice for a first-time buyer or an investor looking for a promising opportunity.

With 639 sq ft of living space, this property offers a comfortable and inviting atmosphere for you to call home. The off-road parking adds convenience to your daily routine, ensuring you always have a place to park your vehicle without any hassle.

The property is situated close to UHCW, good local schools and shops and is offered for sale with NO CHAIN.

Don't miss out on the chance to make this house your own and create lasting memories in a wonderful community. Contact us today to arrange a viewing and take the first step towards owning this fantastic property in Coventry.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Off Road
- Garden Direction: South
- Council Tax Band: A
- EPC Rating: B
- Total Area: Approx. 639 Sq. Ft



GROUND FLOOR

- Hallway
- WC
- Lounge/Dining Room 14'6 x 10'4
- Kitchen 11'7 x 7'6

FIRST FLOOR

- Landing

- Bedroom 1 14'5 x 7'6
- Bedroom 2 14'6 x 8'11
- Bathroom
- OUTSIDE
- Rear Garden
- Driveway