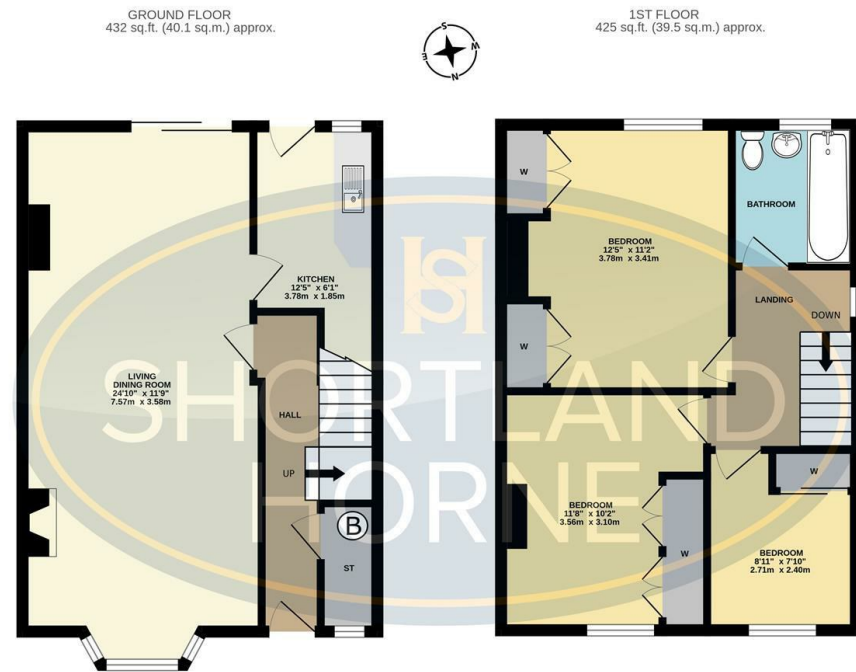


Floor Plan



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		55	
(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
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Emscote Road
Stoke CV3 1HF



£190,000 | Bedrooms 3 Bathrooms 1

Located in Emscote Road, Binley, Coventry, this delightful end of terrace family home awaits its new owners. With a large reception room, kitchen, three good sized bedrooms and family bathroom, this property offers the perfect canvas for those looking to create their dream home.

Although in need of some modernisation, this house presents an exciting opportunity for first-time buyers or savvy investors. Its proximity to UHCW adds to its appeal, making it a convenient location for those working in the healthcare sector.

This property is ideal for a growing family or those seeking extra space. The end terrace position ensures added privacy and a sense of exclusivity.

The property also benefits from a large south facing garden, perfect for the summer.

Don't miss out on the chance to transform this house into a warm and welcoming home. Embrace the potential this property holds and envision the possibilities that await you at Emscote Road.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: On street parking
- Garden Direction: South
- Council Tax Band: B
- EPC Rating: D
- Total Area: Approx. 857 Sq. Ft

GROUND FLOOR

- Hallway
- Living / Dining Room 24'10" x 11'8"
- Kitchen 12'4" x 6'0"

FIRST FLOOR

- Landing
- Bedroom 1 12'4" x 11'2"

Bedroom 2

11'8" x 10'2"

Bedroom 3

8'10" x 7'10"

Bathroom

OUTSIDE

Store

Rear Garden

Front Garden