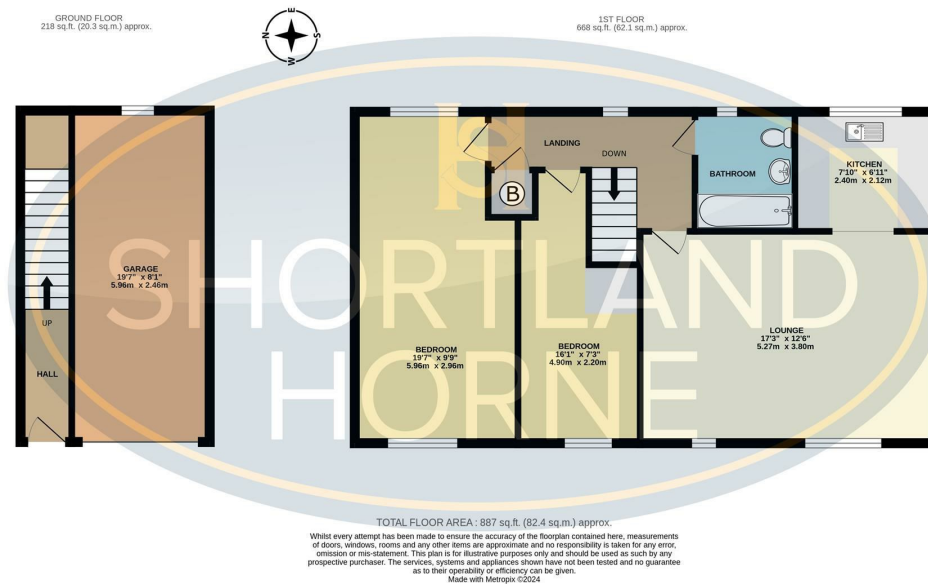


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	76
(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
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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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follow us  

Signet Square
Stoke CV2 4NY



£160,000 | Bedrooms 2 Bathrooms 1

Built circa. 2005 is this spacious and modern coach house has been freshly re-furnished and is located on 'The City' development on the site of the old Coventry City football ground. The property is ready to move into and we love it.

This stylish home boasts views of a large open green within metres of the property. The property itself benefits from two bedrooms, open plan living space, bathroom, garage & driveway in front. The clean neutral interior design and style make this an ideal home or a great rental property.

Enter through the front door and take the stairs rising to the first floor landing which gives access to all rooms. The large and light-filled lounge/kitchen provides plenty of space for cooking and entertaining guests! The well finished kitchen is complimented by having a great selection of cabinets, work surface area, built-in oven, gas hob, extractor fan, and space for a fridge freezer and washing machine. Bedroom one is a real sanctuary and would fit any size bed. Bedroom two is a flexible space that could also be used as a nursery or a work from home office. Handy loft access can be found in this room too! The bathroom has a modern 3 piece suite (WC, bath with shower over and sink). The mix of white fixtures and decorative tiles make this a calm bathroom, perfect for soaking away the stresses and strains of the day.

Central Coventry and the bus station are just one mile away whilst the railway station is 1.8 miles away. Other local amenities include local shops including Ball Hill shopping centre, the University Hospital and access to the A444 to get you in and around the city.

GOOD TO KNOW:

- Tenure: Leasehold
- Vendors Position: No Chain
- Council Tax Band: A
- Parking Arrangements: Driveway for 1 car & Garage
- Lease Length: Approximately 132 years
- Charges: Ground Rent - £60 Per year, Service/Maintenance - £450 per year (includes building insurance)
- EPC Rating: C
- Total Area: Approx. 925 Sq. Ft.



GROUND FLOOR

Integral Garage	19'9 x 8'7
Store Room	
FIRST FLOOR	
Landing	
Lounge/Diner	17'4 x 12'6
Kitchen	7'10 x 6'11

Bedroom One

Bedroom One	19'9 x 9'10 (max)
Bedroom Two	13'5 x 7'3
Bathroom	6'11 x 5'6
OUTSIDE	
Driveway	