

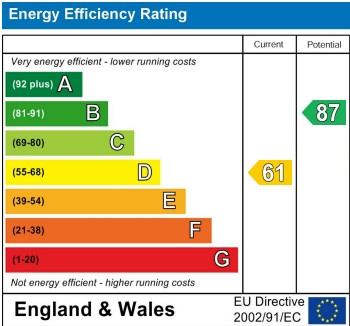
Floor Plan



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

EPC



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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Bell Green Road
CV6 7GQ



£170,000

Bedrooms 2
Bathrooms 1

This lovely home has been thoughtfully updated to suit modern living, making it an ideal choice for a first time buyer or a small family. The moment you walk in, the light, warmth and tasteful finish create an instant sense of happiness. Every room feels cared for, every space has been considered and the result is a stylish home that feels effortlessly welcoming.

The living room sets the tone beautifully. It is a generous space with plenty of room for large, cosy sofas where everyone can settle in at the end of the day. The log burner takes centre stage, giving the room a wonderfully homely glow, and the built in storage on either side adds both character and practicality.

Step through into the kitchen and you find a compact but well designed space where everything has its place. The finish is lovely and the layout makes cooking feel simple and enjoyable. Just next door sits the dining room, originally the bathroom, now transformed into a bright and inviting place to eat and entertain. French doors frame the view of the garden and pull light through the

A beautiful home that has been re-designed, renovated and extended for modern living and is just perfect for a first-time buyer or small family. You'll fall in love with the light-filled rooms and how tastefully the property has been updated from top to bottom to create the stylish and warm home you now see.

The whole property is beautifully decorated throughout, when you are stood in the home, you feel happy!

Let's kick off in the spacious living room. This is a beautiful space with room for big sofas so the family can gather together. The beautiful log burner is the centrepiece of the room and has built-in storage either side.

From the living room you step into the kitchen. Compact but lovely in design and finish, you have all you need here. Next door is the dining room (originally the bathroom). Here you can enjoy culinary feasts create in the kitchen whilst you look out into the garden through French doors. Swing these doors open to take the party outside, or to let fresh air in.

Head upstairs to and be wowed by the beautiful shower room. This is part of the first floor rear extension. There is beautiful crisp white storage units and you can refresh and revive with an invigorating shower. Next door is the smallest room on the floor. This is currently used as a walk-in wardrobe, however it can be used as an office or small nursery.

Outside is a private, rear garden, which is mainly laid to lawn and has a small patio as you step into the garden.

The property is just a few minutes' drive to the Arena Park shopping centre and surrounded by excellent road links to get you in around the city with ease.

GOOD TO KNOW:
Tenure: Freehold



GROUND FLOOR		Bedroom Two		10'5 (max) x 7'4
Living Room	16'3 x 13'11	Study/Office	7'6 (max) x 7'4	
Dining Room	8'8 x 8'	Shower Room	8'7 x 7'6	
Kitchen	8' x 7'3	OUTSIDE		
FIRST FLOOR		Rear Garden		
Landing		Front garden		
Bedroom One	13'4 x 8'7			