




SHORTLAND
HORNE

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Property Experts



Telfer Road
Radford CV6 3DG

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AUCTION SALE

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £153,000

This well-proportioned three-bedroom end-of-terrace home offers an excellent amount of living space, with a particularly impressive ground-floor layout, a large conservatory, two bathrooms and the added advantage of a detached garage.

The property is entered via a useful porch which opens into the hallway, leading through to the generous lounge/dining room. This is a fantastic family living and entertaining space, with plenty of room to create separate sitting and dining areas while retaining an open and sociable feel.

To the rear, the kitchen provides a practical range of workspace and storage and connects beautifully with the substantial conservatory. Far more than simply an occasional garden room, the conservatory offers an excellent additional reception space and provides considerable flexibility for family life, whether used as a second sitting

Offering approximately 1,156 sq ft of total accommodation including the garage, this is a deceptively spacious and highly versatile home. With its large lounge/diner, substantial conservatory, three bedrooms, ground-floor WC, first-floor shower room and detached garage, the property represents a superb opportunity for families,

selling quality
property since 1995

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Dimensions

GROUND FLOOR

Porch

Entrance Hallway

Lounge/Dining Room

6.60m x 4.80m

Kitchen

2.90m x 2.46m

Conservatory

4.57m x 4.47m

W/C

FIRST FLOOR

Bedroom One

3.94m x 2.87m

Bedroom Two

3.10m x 3.10m

Bedroom Three

3.00m x 1.85m

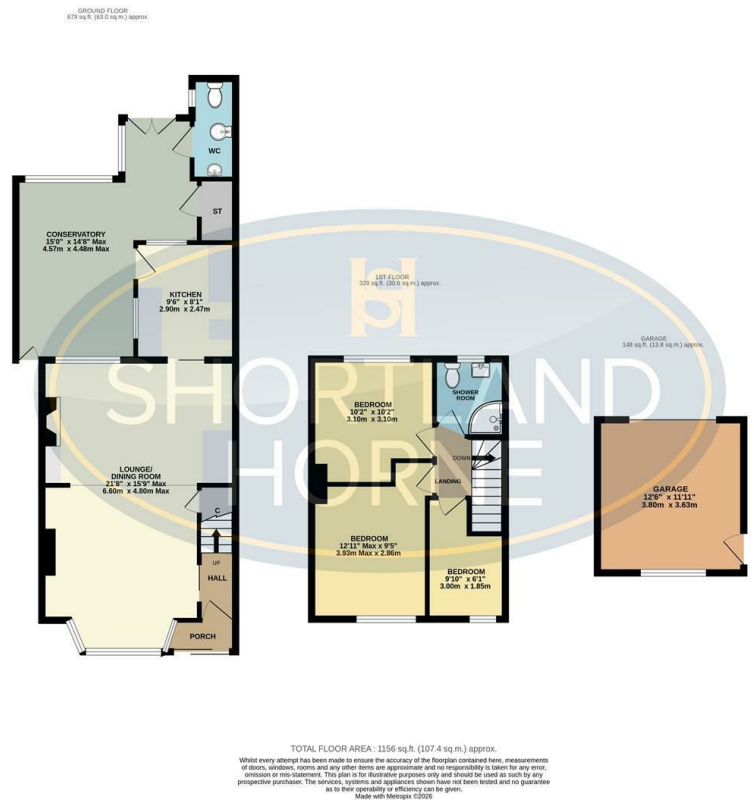
Shower Room

OUTSIDE

Garage

3.81m x 3.63m

Floor Plan



Total area: 1156.00 sq ft

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.

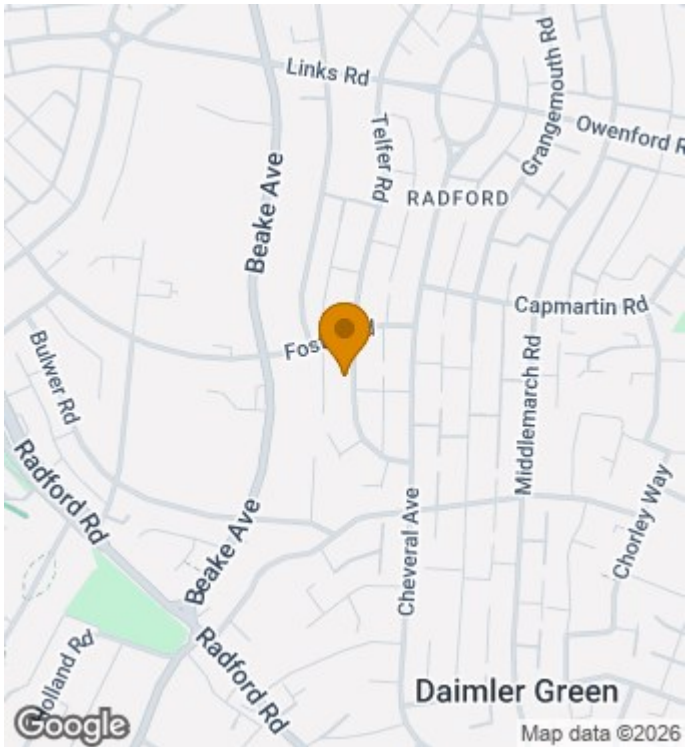
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

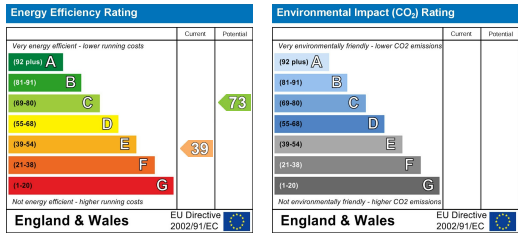
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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