
SHORTLAND HORNE
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Barkers Butts Lane
CV6 1EU

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A beautifully presented and extended three-bedroom semi-detached family home, offering spacious and versatile accommodation, tastefully decorated throughout and ideally positioned along the popular Barkers Butts Lane.

Shortland Horne are delighted to present this attractive and extended three-bedroom semi-detached property, offering an excellent opportunity for families looking for a spacious and well-maintained home.

The ground floor welcomes you with an entrance hallway leading into a bright and inviting living room, complete with an attractive bay window to the front. Continuing through the property, there is a separate lounge/dining room, providing additional space for relaxing and entertaining.

To the rear, the property benefits from an extended kitchen, offering generous proportions and direct access to the rear garden through double doors. A convenient ground-floor bathroom completes the accommodation on this level.

To the first floor, the landing provides access to three bedrooms, including two

selling quality
property since 1995




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Custom text box
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Dimensions

GROUND FLOOR

Entrance Hallway
3.66m x 1.78m

Living Room
4.50m x 3.12m

Shower Room
2.31m x 0.89m

Kitchen
3.94m x 4.60m

Lounge/Dining Room
3.12m x 3.07m

FIRST FLOOR

Bedroom One
3.89m x 3.07m

Bedroom Two
3.63m x 3.12m

Bedroom Three
2.01m x 1.80m

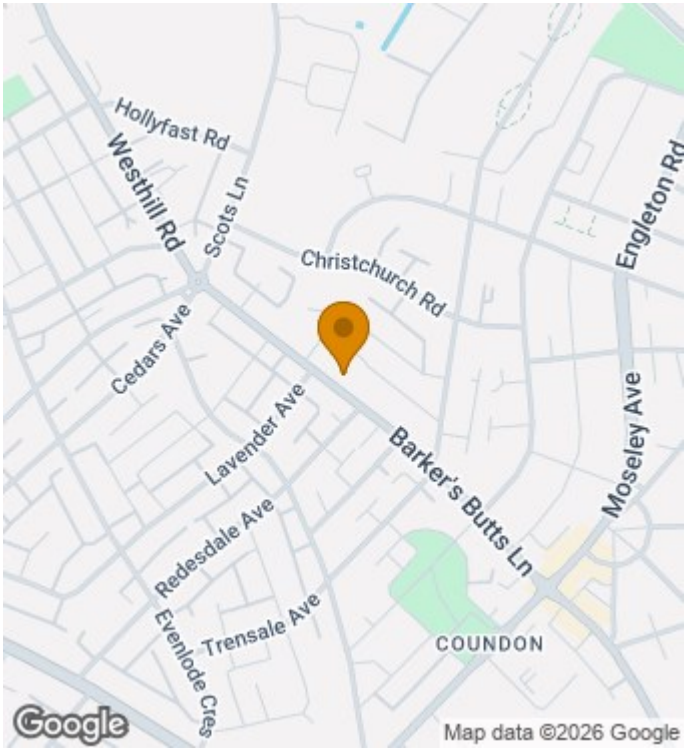
Bathroom
2.64m x 1.78m

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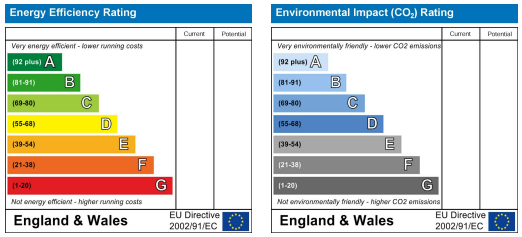
Floor Plan



Location Map



EPC



Total area: 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 ccordance 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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