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Holmsdale Road  
CV6 5BL

## Holmsdale Road

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£850 Per Month

£980 Deposit

Shortland Horne are pleased to offer this well presented three bedroom terraced property located on Holmsdale Road in Foleshill. Ideally situated close to local amenities, reputable schools and excellent bus links to the City Centre.

The accommodation briefly comprises an entrance hallway, front dining room and a spacious lounge leading through to the breakfast kitchen and ground floor bathroom.

To the first floor are two generously sized double bedrooms with a staircase rising to the second floor. The second floor benefits from a further spacious double bedroom with separate W.C.

Externally, the property benefits from a private rear garden mainly laid to lawn.

AVAILABLE NOW | EPC RATING: D | COUNCIL TAX BAND: A

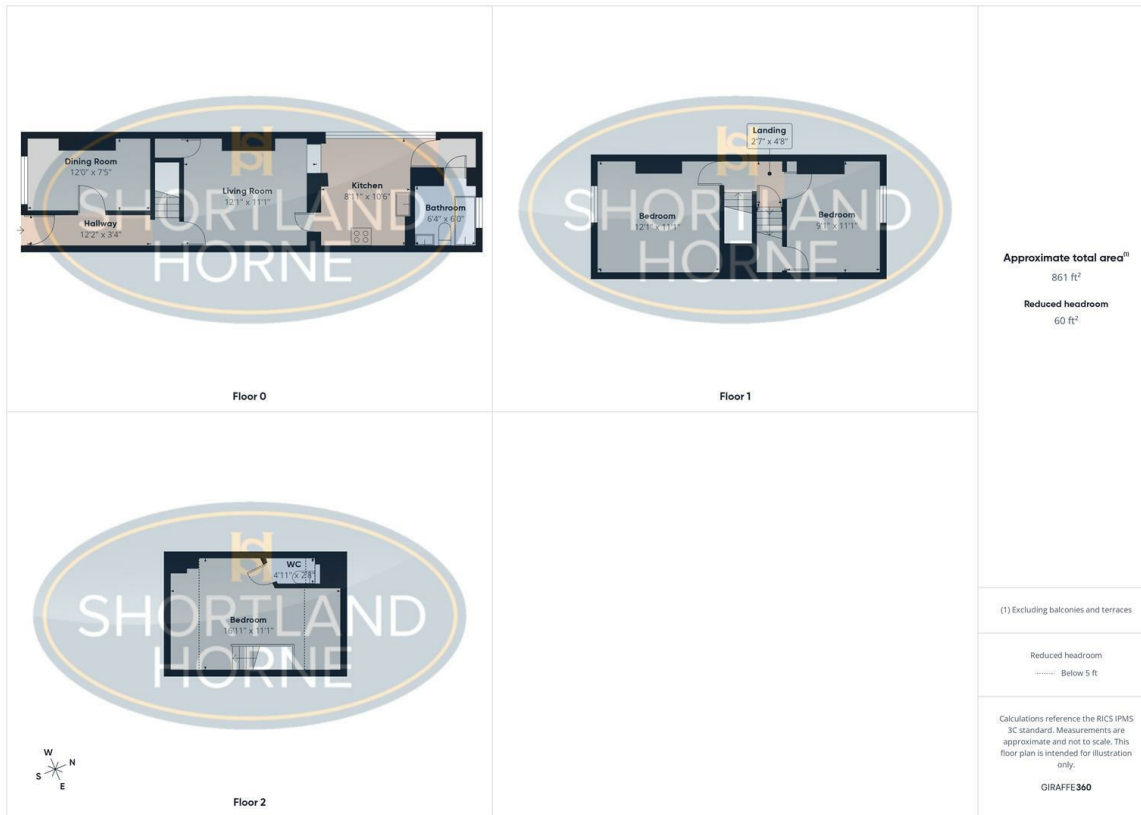
**selling quality**  
property since 1995











Approximate total area<sup>(1)</sup>  
861 ft<sup>2</sup>  
Reduced headroom  
60 ft<sup>2</sup>

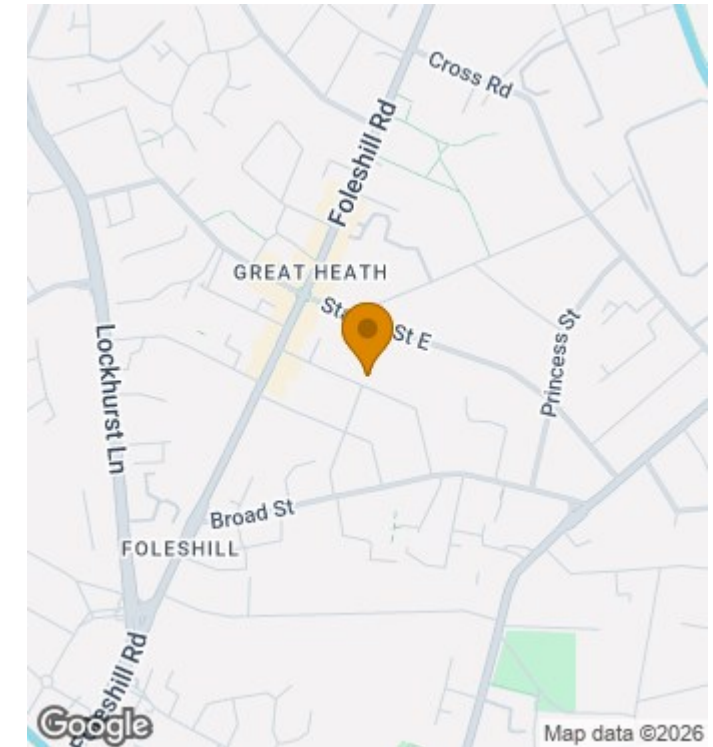
(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

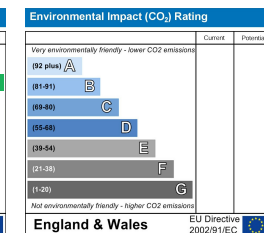
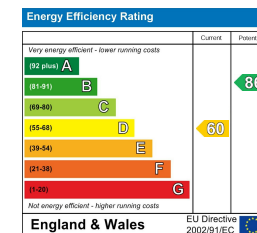
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Location Map



## 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.

📞 02476 222 123

✉️ [lettings@shortland-horne.co.uk](mailto:lettings@shortland-horne.co.uk) 📍 @ShortlandHorne

🌐 [shortland-horne.co.uk](http://shortland-horne.co.uk)

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