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Belgrave Road  
Wyken CV2 5BH

**Belgrave Road** £1,150 PCM  
CV2 5BH  
**£1,326 Deposit**

Shortland Horne are delighted to offer this well presented three bedroom, double bayed mid terrace home situated on the sought after Belgrave Road in the popular residential area of Wyken.

Ideally located within walking distance of University Hospital Coventry and Warwickshire, the property also benefits from excellent access to a range of highly regarded local schools, the M6 and M69 motorway networks and a variety of nearby amenities.

The accommodation briefly comprises an entrance hallway, modern fitted kitchen and a spacious living room with French doors opening onto the rear garden. To the first floor are two double bedrooms a further single bedroom and a family bathroom.

Externally, the property benefits from a private south facing rear garden with patio area, outside W.C. and garage along with a low maintenance front garden.

AVAILABLE FROM 6TH JULY | EPC RATING: D |  
COUNCIL TAX BAND: B

**selling quality**  
property since 1995

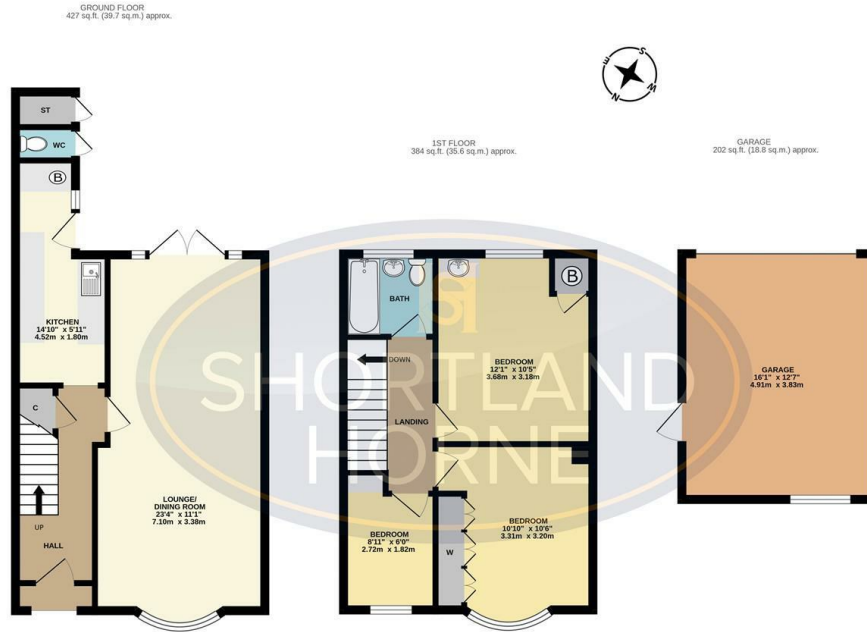








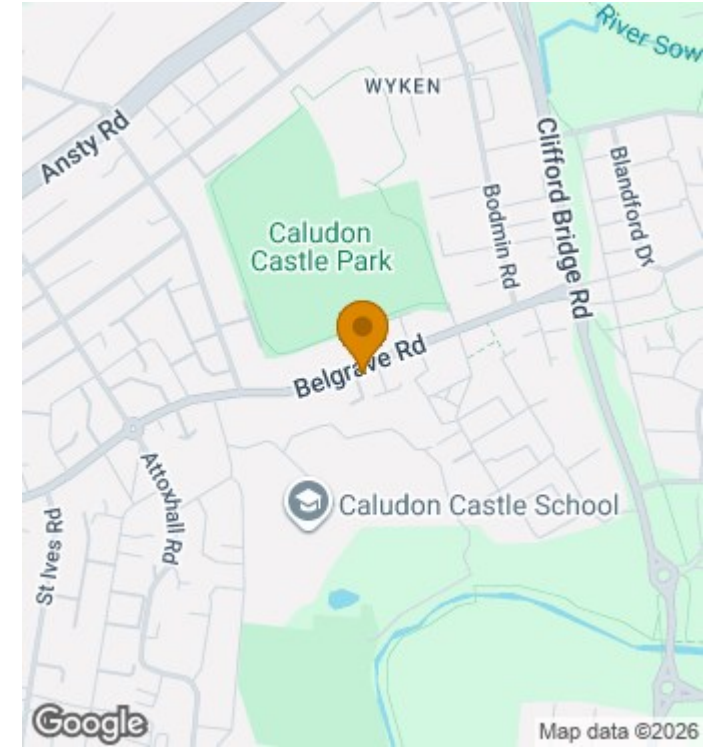
# Floor Plan



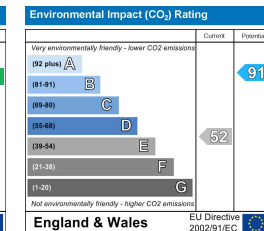
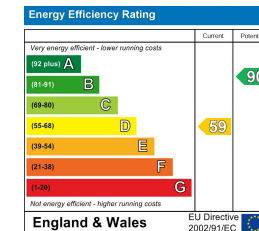
TOTAL FLOOR AREA: 1013 sq ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.



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