
SHORTLAND
HORNE
Trusted
Property Experts
Hendre Close
CV5 7AG

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Welcome to this superb traditional terraced home tucked away in a quiet cul-de-sac, perfect for those looking for peace and convenience. Step inside and you'll find a spacious lounge and dining area, ideal for relaxing evenings or entertaining friends. The fitted kitchen comes with appliances included, making meal prep a breeze. Upstairs, there are three comfortable bedrooms and a family bathroom, offering plenty of space for everyone. One of the standout features of this property is the versatile room currently set up as a recording studio or office (great for working from home or pursuing creative projects). With gas central heating and double glazing throughout, you can enjoy comfort all year round. The property is finished to a good standard and has been well maintained, so you can move straight in without any fuss. The EPC rating of C means the home is energy efficient, helping to keep those bills down. Whether you're a first-time buyer, a young family, or looking for extra space to work from home, this lovely house offers a fantastic opportunity in a sought-after location. Don't miss out on making this welcoming property your new home.



selling quality
property since 1995



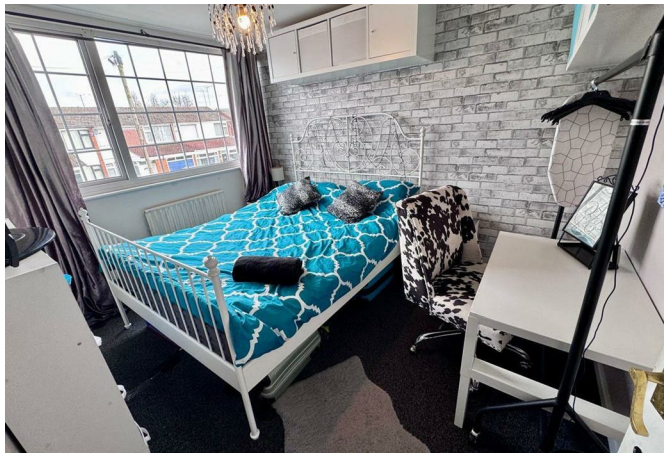


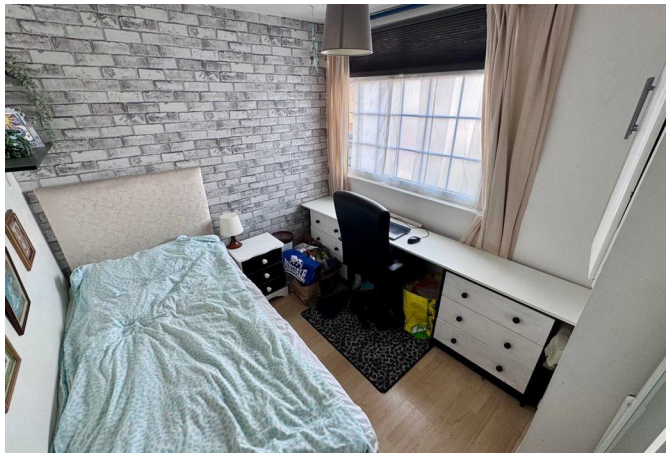





Custom text box







Dimensions

GROUND FLOOR

LIVING/DINING ROOM

KITCHEN

OFFICE

STUDIO

GARAGE

FIRST FLOOR

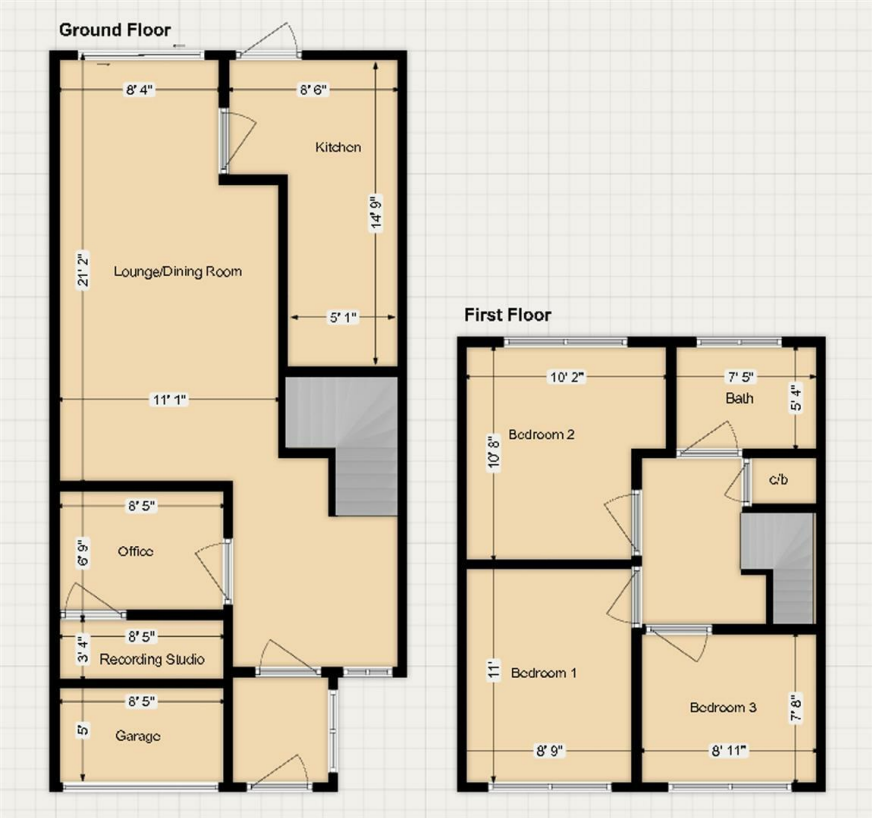
BEDROOM

BEDROOM

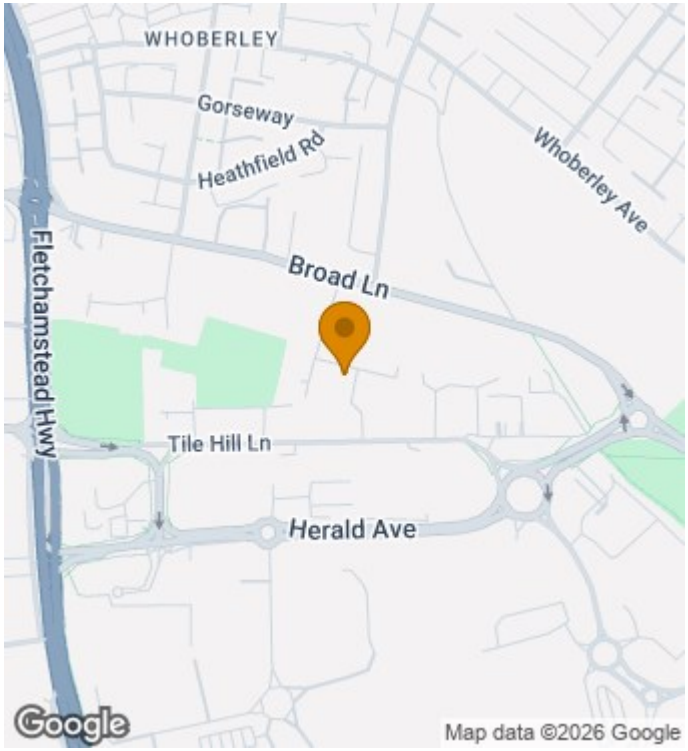
BEDROOM

BATHROOM

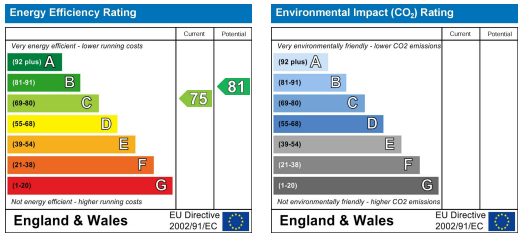
Floor Plan



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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