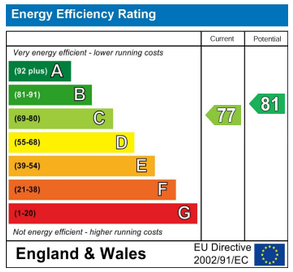
Floor Plan



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.

Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

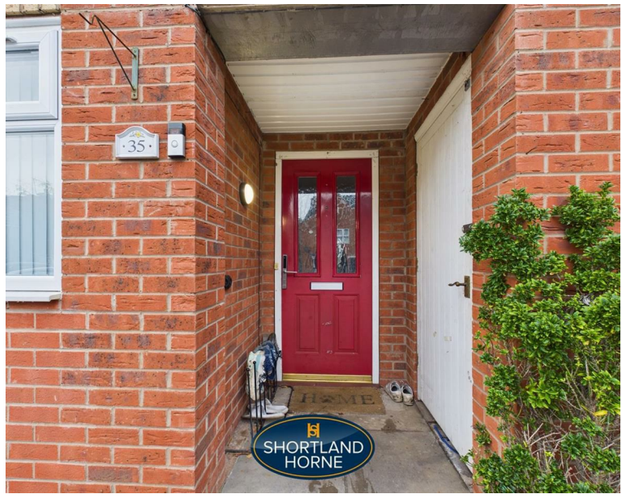
Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

follow us

Valencia Road

CV3 2AF











£315,000 Asking Price | Bedrooms 6 Bathrooms 4

Shortland Horne are proud to offer this improved and modernised town house located in the heart of the fondly called Coombe Fields. Offering versatile space throughout. The property has Six bedrooms with four bathrooms, three of which have ensuites, fully double glazed, cavity wall insulated and gas central heating throughout.
On approach to the property on the ground floor you have an extensive hallway, Wc/cloakroom, converted bedroom four with ensuite and spacious Breakfast kitchen.

The second floor offers two further bedrooms one with ensuite and comfortable living room, with stairs to second floor offering three more bedrooms and principle bathroom, master bedroom offering A spacious ensuite.
Enclosed garden to rear and driveway to front.
This property is one to buy if you are looking for versatile space and needing no work internally.





Hallway		Ensuite	
Wc/Cloakroom		Bedroom Six	7'8 x 7'4
Bedroom Four	12'8 x 8'4	2nd Floor	
Ensuite		Master Bedroom	11'4 x 9'5
Breakfast Kitchen	15'11 x 10'10	Ensuite	
1ST fLOOR		Bedroom	9'11 x 8'4
Living Room	15'8 x 11'1	Bedroom Five	7'9 x 7'5
Bedroom Two	10'10 x 8'2	Bathroom	6'11 x 6'5