




SHORTLAND
HORNE

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Shorridge Drive
CV6 5BF

Shortridge Drive

CV6 5BF £1,600 Per Month

£1,846 Deposit

Shortland Horne are delighted to present this beautifully presented four bedroom detached family home, situated in a popular residential location and offering spacious accommodation arranged over three floors.

The property briefly comprises a welcoming entrance hallway with ground floor W.C, spacious living room and a modern open plan kitchen diner featuring an inset sink with drainer, range of base and eye level units, electric hob with oven below, fridge freezer and dishwasher. The ground floor also benefits from a separate utility room with sink, undercounter storage and space for a washing machine.

To the first floor are three well proportioned bedrooms and a contemporary family bathroom, with the principal bedroom benefiting from an en-suite shower room. Occupying the second floor is a further spacious bedroom complete with its own en-suite shower room.

Externally, the property enjoys a private rear garden and a driveway providing off-road parking for two vehicles.

PLEASE NOTE: THE GARAGE IS NOT INCLUDED.

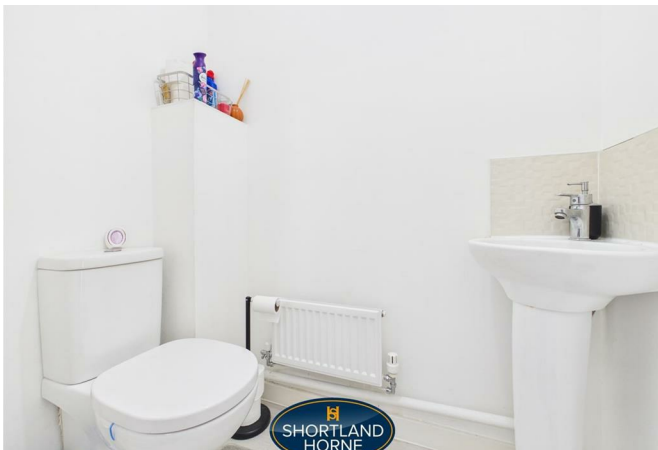
AVAILABLE 1ST JULY | EPC RATING: B | COUNCIL TAX BAND: D

selling quality
property since 1995

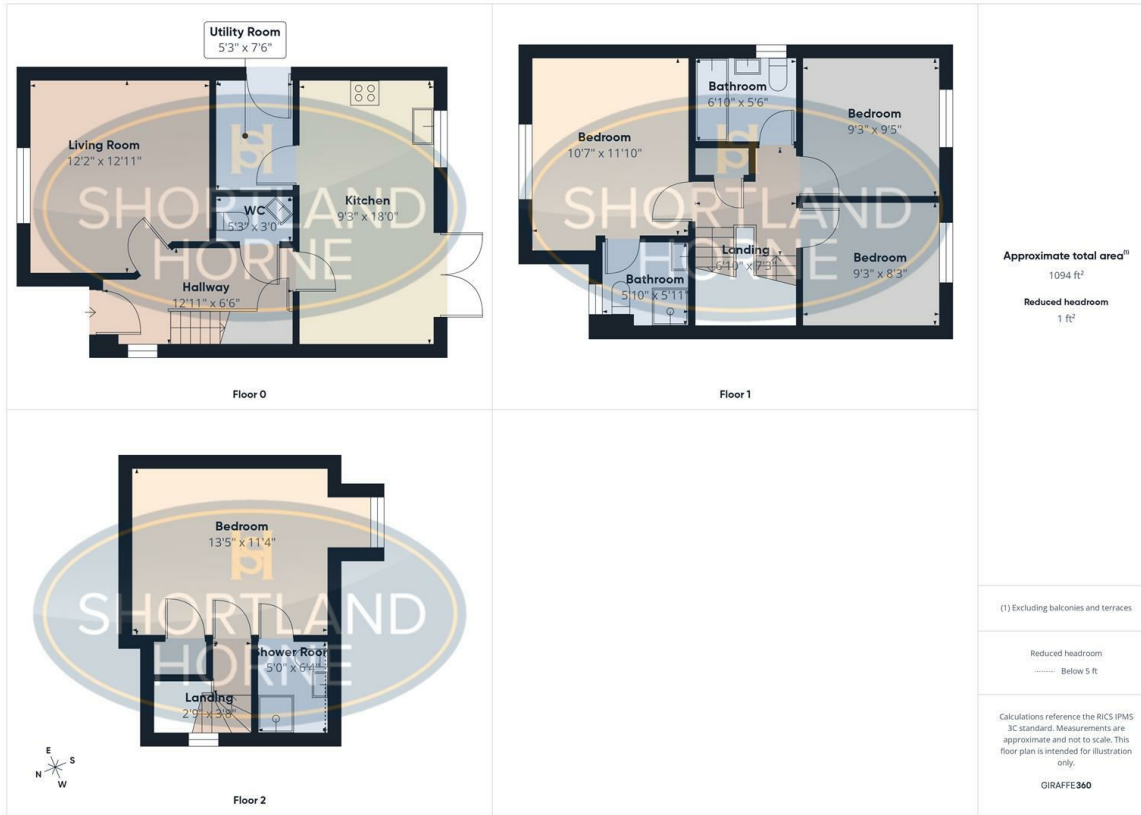




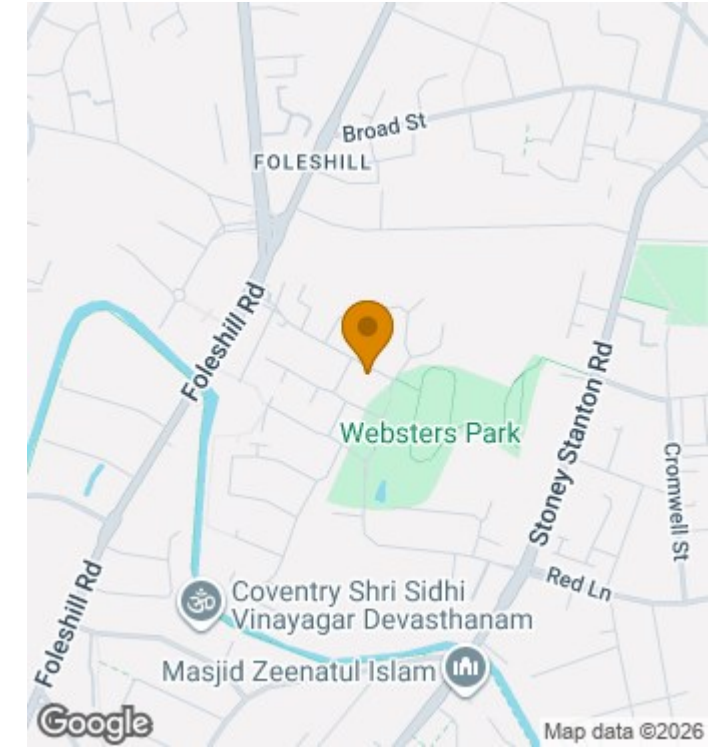




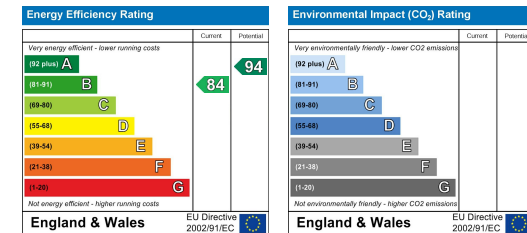
Floor Plan



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 Home.

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 Home 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 Home 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, 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 Home'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 Home 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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