




SHORTLAND
HORNE


SHORTLAND
HORNE

Dawes Close
CV2 4LL



Property Experts

Dawes Close

CV2 4LL

* 1 BEDROOM FIRST FLOOR FLAT * 959 YEAR LEASE *
ELECTRIC HEATING & DOUBLE GLAZED * COMMUNAL
CAR PARKING * NO UPWARD CHAIN

Nestled in Dawes Close, Westbury Mews, Stoke, Coventry, this one-bedroom first-floor flat presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property boasts a well-proportioned reception room, providing a welcoming space for relaxation and entertaining with open plan kitchen with slot in electric cooker & washing machine !! The bedroom is comfortable ensuring a peaceful retreat at the end of the day, and the bathroom has a shower fitted.

One of the standout features of this property is the 959 year lease offering peace of mind and security for years to come. The flat is ideally situated within walking distance of the bustling Ball Hill shopping parade, where you will find a variety of shops, cafes, and essential amenities, making daily life both convenient and enjoyable and bus services into the city centre.

The property benefits from communal car parking, providing ease of access for residents and their guests. Whether you are looking to step onto the property ladder or expand your portfolio, this flat in Westbury Mew is an ideal investment.

The property is Leasehold with 959 years remaining with the Service Charge £75 per month from April 2026.

PLEASE NOTE THAT LEASE DETAILS ARE FOR GUIDANCE PURPOSES ONLY AND WE WOULD RESPECTFULLY REQUEST THAT YOU SEEK CLARIFICATION OF THE EXACT TERMS OF THE LEASE VIA YOUR SOLICITORS.

selling quality
property since 1995








SHORTLAND
HORNE



Dimensions

ENTRANCE HALL

OPEN PLAN LOUNGE
WITH FITTED
KITCHEN

4.76 x 3.73

BEDROOM WITH
BUILT IN WARDROBE

2.90 x 2.44

BATHROOM WITH
SHOWER

COMMUNAL CAR
PARKING

COMMUNAL
GARDENS

NO UPWARD CHAIN



Floor Plan

FIRST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA - 343 sq.ft. (31.8 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.
Made with Homestyler ©2024

Total area: 343.00 sq ft

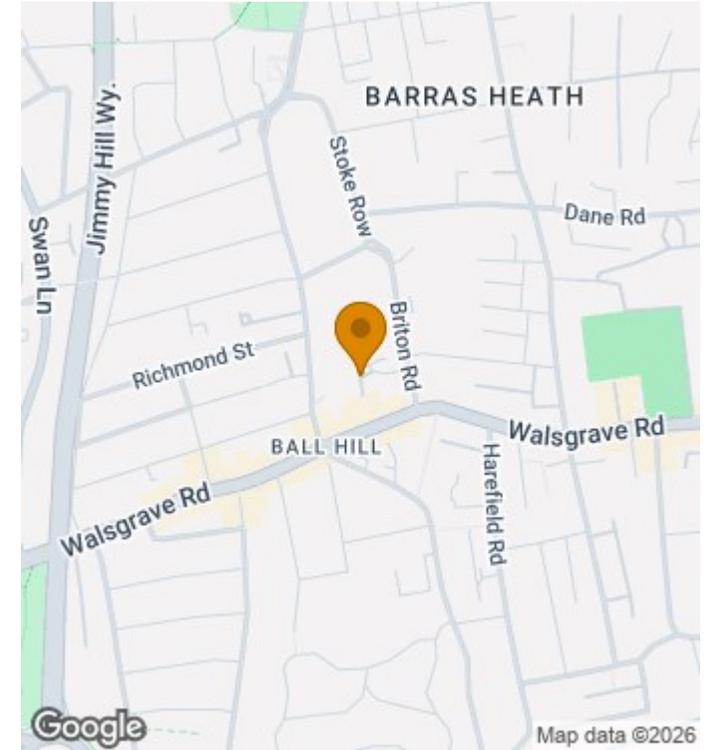
Disclaimer

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 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

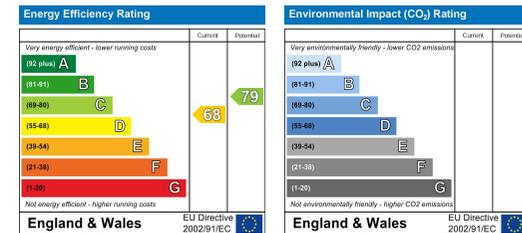
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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 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 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.

Location Map



EPC



Trusted
Property Experts

02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne