
SHORTLAND HORNE
Trusted Property Experts
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Sir Henry Parkes Road
CV5 6BJ

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£1,295 Per Month
£1,494 Deposit

Shortland Horne are pleased to offer this well presented three bedroom end of terrace property, situated on Sir Henry Parkes Road in Canley. The property is conveniently located within easy reach of Warwick University, Canley Train Station, local amenities and excellent transport links, including the A45 providing access to the wider motorway network.

The accommodation briefly comprises an entrance hallway, sitting room and an impressive open plan kitchen/diner. The modern fitted kitchen benefits from a range of integrated appliances and is complemented by a separate utility room and ground floor WC.

To the first floor are two well proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a further single bedroom and a modern fitted family bathroom.

Externally, the property benefits from an enclosed rear garden with access to a single garage, along with a lawned front garden.

AVAILABLE NOW | EPC RATING: C | COUNCIL TAX BAND: B

selling quality
property since 1995




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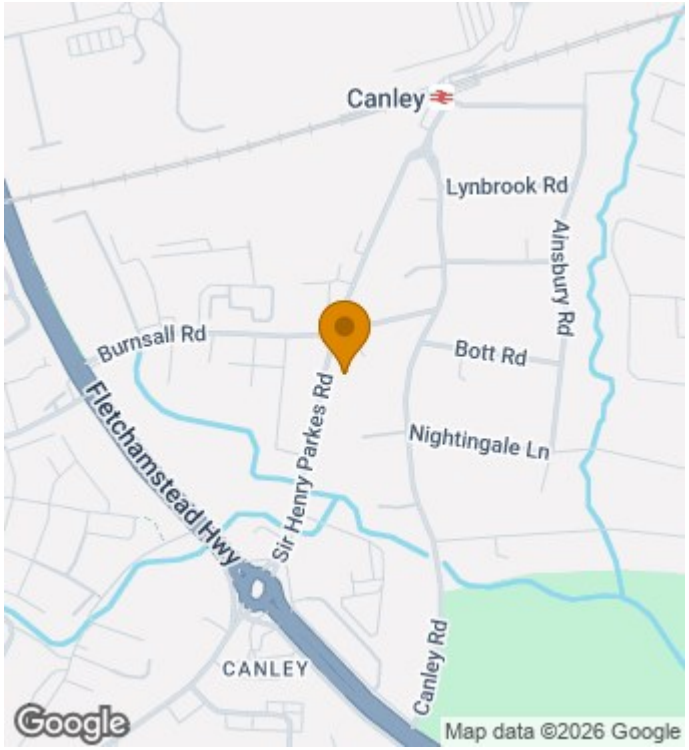




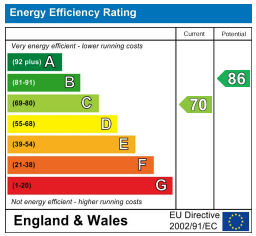
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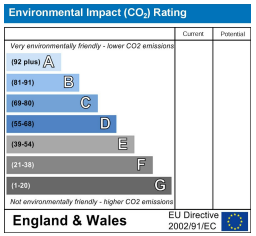


Location Map



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 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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