
SHORTLAND HORNE
Trusted Property Experts
SHORTLAND HORNE
Shakleton Road
CV5 6HT

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Welcome to this superb traditional terraced home, ideally positioned just a short stroll from the high street and city centre, making it perfect for those who love to have everything close by. Step inside and you'll find a spacious lounge that's great for relaxing or entertaining friends, plus a separate dining room featuring an original inset cabinet (a lovely nod to the home's character). The fitted kitchen comes with a range of floor and wall units, giving you plenty of storage and workspace for all your culinary needs. There's also a modern shower room for added convenience.

Throughout the property, you'll notice original features that add charm, complemented by new carpets and fresh décor, so you can move straight in and make yourself at home. With gas central heating and double glazing, you'll be comfortable all year round. Another big plus is that this property is offered with no onward chain, making the whole buying process much smoother and quicker.

Whether you're a first-time buyer, looking to downsize, or searching for an investment, this home ticks all the boxes. Don't miss out on this fantastic opportunity to own a character-filled property in a great location.

selling quality
property since 1995




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Dimensions

FIRST FLOOR

LOUNGE
3.48m x 3.40m

DINING ROOM
3.61m x 3.40m

KITCHEN
2.87m x 1.93m

SHOWER ROOM
1.93m x 1.83m

FIRST FLOOR

BEDROOM
3.51m x 3.40m

BEDROOM
3.40m x 3.40m

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Floor Plan



SHORTLAND HORNE

Shakleton Road

Earlsdon

2 bedroom, 1 bathroom

S

E W

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Disclaimer: This floor plan is intended for marketing and illustrative purposes only. Whilst every effort has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for guidance only and should not be relied upon by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

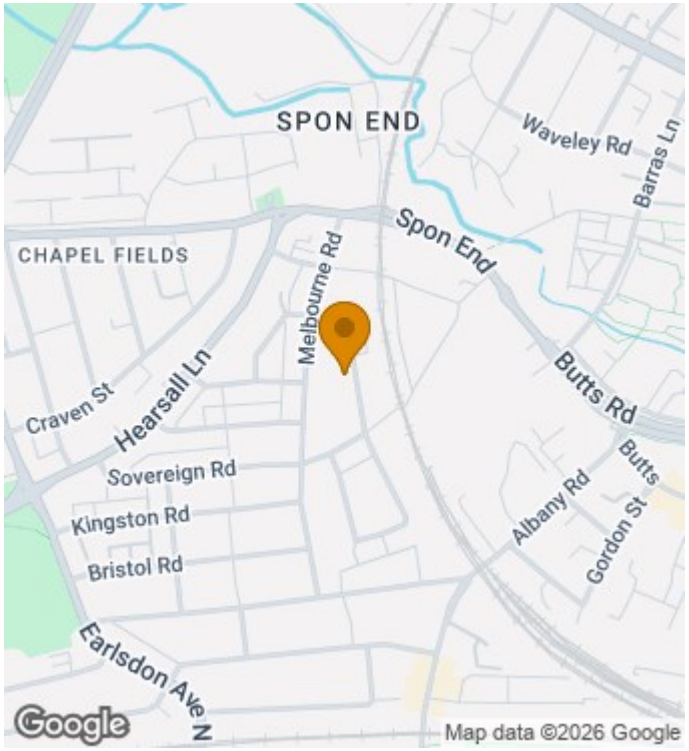
Total area: sq ft

Disclaimer

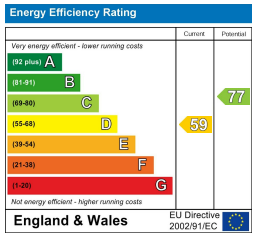
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown 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.

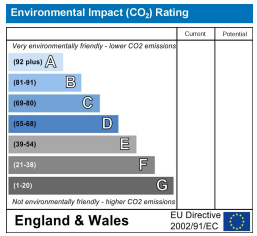
Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC





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