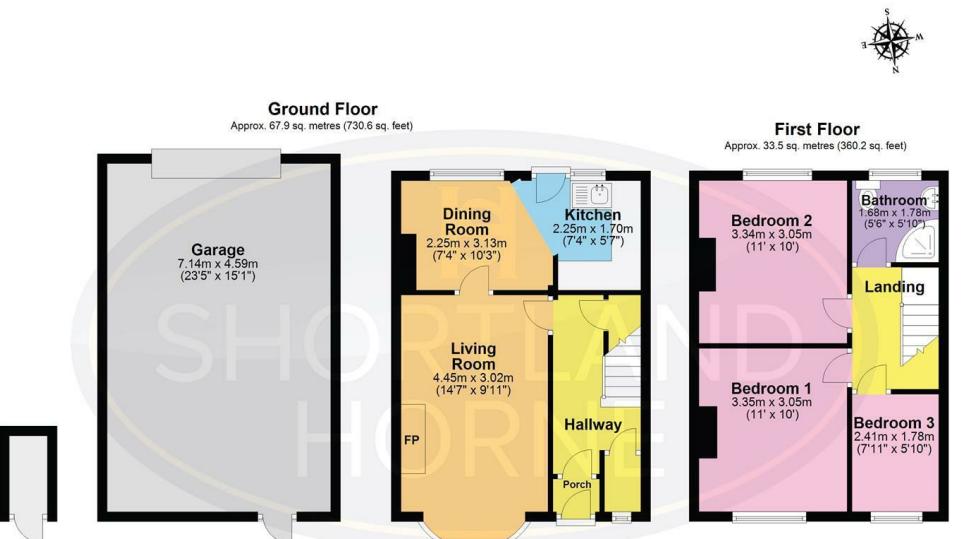


## Floor Plan



**Ground Floor**

Approx. 67.9 sq. metres (730.6 sq. feet)

Garage  
7.14m x 4.59m  
(23'5" x 15'1")

Dining Room  
2.25m x 3.13m  
(7'4" x 10'3")

Kitchen  
2.25m x 1.70m  
(7'4" x 5'7")

Living Room  
4.45m x 3.02m  
(14'7" x 9'11")

FP

Hallway

**First Floor**

Approx. 33.5 sq. metres (360.2 sq. feet)

Bedroom 2  
3.34m x 3.05m  
(11' x 10')

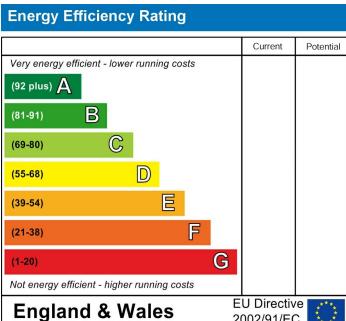
Bedroom 1  
3.35m x 3.05m  
(11' x 10')

Porch

Bedroom 3  
2.41m x 1.78m  
(7'11" x 5'10")

Landing

## 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 Coventry City Centre

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET

### Other branches:

306 Walsgrave Road, Walsgrave, Coventry CV2 4BL  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 222123

**email:** sales@shortland-horne.co.uk

**visit:** shortland-horne.co.uk

**follow us**



**follow us**

**Dunster Place**  
**Holbrooks CV6 4JE**



## £169,950 Offers over | Bedrooms 3 Bathrooms 1

ATTENTION FIRST TIME BUYERS AND INVESTORS....

A very well presented three bedroom terraced property situated in the highly desirable location of Holbrooks within walking distance to Parkgate Primary school and within the President Kennedy academy catchment.

This beautiful property to the ground floor offers a entrance hallway with doors leading off to a lounge with a bespoke built book case, a modern fitted kitchen with integrated oven, gas hob,amd spaces for a dishwasher, fridge/freezer and a washing machine with doors leading out to the garden. On the first floor you will find two double bedrooms with both featuring wardrobes a single bedroom and a family bathroom.

Outside to the front of the property is a double driveway and to the rear is a fully enclosed landscaped garden ideal for entertaining.

This is a must view property and won't be on the market for long.