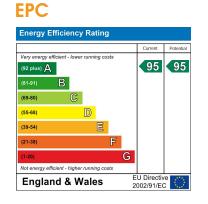


Total area: approx. 96.9 sq. metres (1042.6 sq. feet)



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

En-suite Shower Room 2.38m × 2.33m (7'10" × 7'8")

Master

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.







Shortland Horne Walsgrave Branch 306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:

Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET 10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288 *email:* sales@shortland-horne.co.uk visit: shortland-horne.co.uk





Coombe Street Stoke Green CV3 1GG





Bedrooms 3 Bathrooms 2

This state of the art, Eco friendly home has been designed and built to the highest of standards and the result is a spacious and stylish home with an EPC A Rating and is available for sale with NO CHAIN! There are three double bedrooms, a gorgeous open plan kitchen/living area, two bathrooms and a cloakroom. The garden is a private and peaceful retreat and there is parking for two cars. The property has over 6 years NHBC warranty remaining.

With the benefits of high levels of insulation, solar thermal for hot water, PV panels producing electricity and a heat recovery ventilation system, this Eco home offers lower than average fuel bills, a healthy living space and income from the PV Feed in Tariff.

From the moment you walk into the entrance hall you appreciate that this is a special home. The french doors in the living room frame the garden and flood the downstairs space with natural light. The living room is a sociable space where family and friends can be gathered. The kitchen has been cleverly designed to include lots of storage and plenty of work surface and integrated appliances. The living area is perfect for relaxing on the sofa. Swing the doors open and there is an effortless connection onto the patio and the lawn beyond. The large cloakroom completes the ground floor accommodation. Head up to the first floor and you'll find two large double bedrooms both with built in sliding wardrobes and a modern family bathroom. Continue up to the second floor and you'll just love the master bedroom complete with it's own spacious en-suite shower room.

Outside, the property enjoys a private rear garden with patio and lawn areas and has two allocated parking spaces, which are off road to the side of the property.

Tenure: Freehold Vendors Position: No Chain Parking Arrangements: Two Parking spaces EPC Rating: A



GROUND FLOOR	
Entrance Hallway	
Cloakroom	
Lounge/Diner	16' x 12'
Kitchen	11'10 x 7'3
FIRST FLOOR	
Landing	
Bedroom Two	16' x 10'2



Bedroom Three 15'9 x 8'9 Bathroom SECOND FLOOR Master Bedroom **En-Suite** OUTSIDE Rear Garden **Two Allocated Parking Spaces**

8'9 x 6'7

15'9 (max) x 9'8