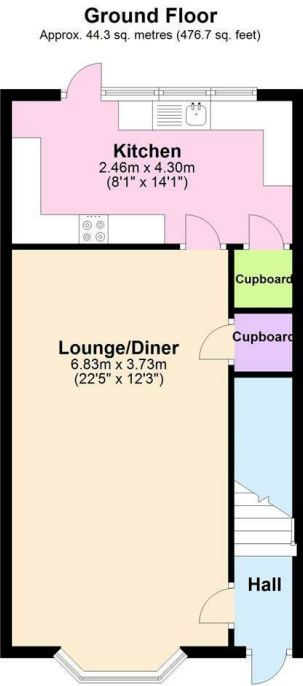
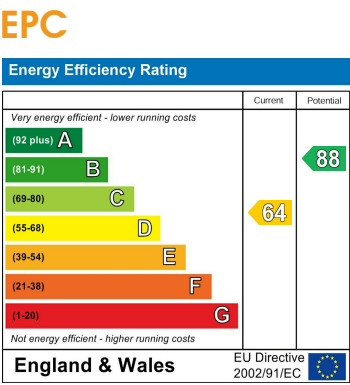


Floor Plan



Total area: approx. 76.8 sq. metres (827.1 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
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 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

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Westcotes
Tile Hill CV4 9BB



£170,000 | Bedrooms 3 Bathrooms 1

ATTENTION FIRST TIME BUYERS & INVESTORS A FAMILY HOME CLOSE TO TILE HILL TRAIN STATION AND WARWICK UNIVERSITY.

This lovely property is situated in the popular location of Westcotes, tile hill within easy reach of good local schools and the A45 motorway link.

The ground floor offers an entrance hallway, spacious lounge/diner and a modern fitted extended kitchen.

On the first floor you will find two double bedrooms, a single bedroom and a family bathroom.

Outside is a low maintenance front garden and a fully enclosed large lawned garden with a garage to the rear.



GROUND FLOOR

Lounge/Diner 22'5 x 12'3

Kitchen 8'1 x 14'1

FIRST FLOOR

Bedroom One 10'11 x 8'8

Bedroom Two 11 x 9'2

Bedroom Three 8'1 x 6'6

Bathroom 4'8 x 5'10