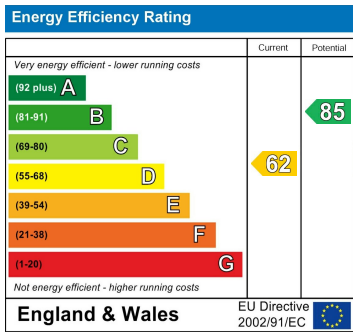


Floor Plan



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.



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

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Vinecote Road
Longford CV6 6EA



£140,000 Offers over

Bedrooms 2
Bathrooms 1

If you're looking for a home to move straight into then this is the one for you. This extended property is overflowing with fantastic presentation and modern features throughout. You'll get two brilliant double bedrooms, spacious lounge, dining room and a modern fitted kitchen. Better still, the property is offered for sale with no upward chain!

In brief this home comprises, Entrance hall, bright and airy lounge, dining room. The spacious kitchen is complimented by a fabulous selection of storage units, work surface area, integrated oven, hob and space for a washing machine and dishwasher. The first floor features two light filled double bedrooms and modern bathroom.

Outside you'll find the private rear garden with paved patio seating area, a pathway leading to the rear of the garden, lawn area, a garden shed which has power and an outside w.c. The front garden is low maintenance and offers the opportunity to create off road parking.

The home is nestled in the heart of Longford and is only a few minutes walk to the Arena Park shopping centre and surrounded by excellent road links (A444, M6, M69) to get you in around the city with ease. The property is ready to move into and we love it.

KEY INFORMATION
Tenure: Freehold
Vendors Position: No Chain



| | | | |
|--------------|--------------------------|--------------|------------|
| GROUND FLOOR | | Bedroom Two | 11'5 x 8'9 |
| Hallway | | Bathroom | 6'7 x 5' |
| Lounge | 13'10 x 10'10 | OUTSIDE | |
| Dining Room | 14'1 x 8'1 | Rear Garden | |
| Kitchen | 12'8 (max) x 10'10 (max) | Front Garden | |
| FIRST FLOOR | | | |
| Landing | | | |
| Bedroom One | 13'11 (max) x 10' | | |