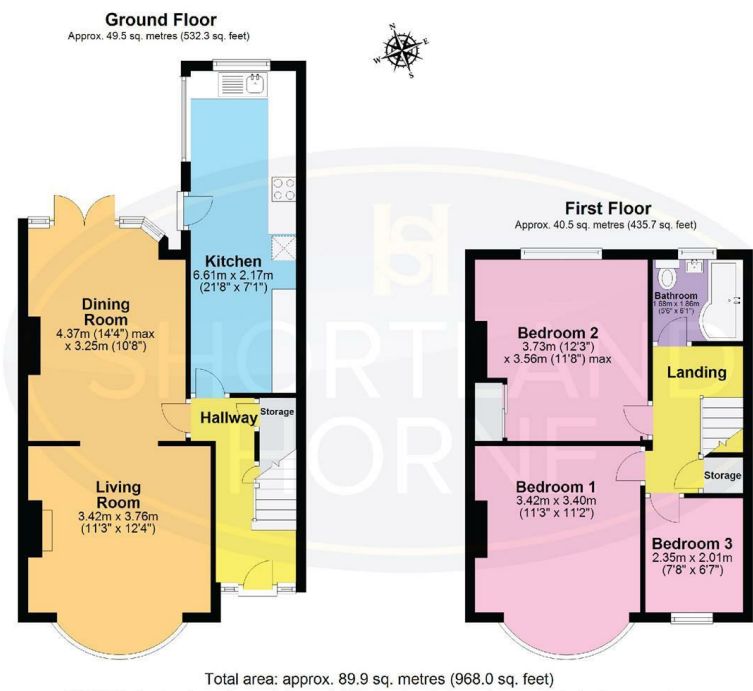
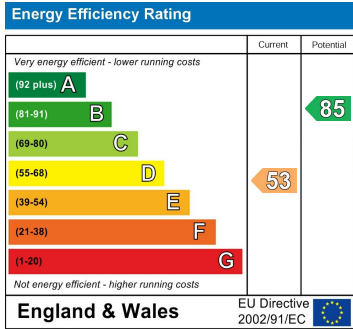


Floor Plan



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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 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

follow us  



follow us  

Momus Boulevard
Copeswood CV2 5LL



£225,000 Offers over | Bedrooms 3 Bathrooms 1

What an truly beautiful home this is...lovingly cared for by the present owners, this is the perfect property for first time buyers and growing families. You can literally put in your furniture and start to live in your new home. Better still the house is offered for sale with no upward chain!

As soon as you enter the front door you will appreciate how pristine the property is and the fine decorative finish throughout and you'll just love the stained glass bay windows and front door. The welcoming hallway boasts lovely Minton tile flooring and leads you to the bright lounge with a large bay window flooding the room with natural light - this is the perfect space to relax on the sofa after a long day. The dining room has new french doors which frames the gorgeous rear garden perfectly. The modern re-fitted kitchen is complimented by a great range of high gloss storage units, plenty of work surface area and space for appliances.

Head upstairs and you'll find two fabulous double bedrooms, a further single bedroom with triangular bay window and a modern family bathroom.

Outside, you are treated to a great size family garden. There is an expanse of lawn for the kids to run around on, a patio seating area and pretty shrub borders.

Located in a prime family location this home is close to many great amenities including highly regarded schools, M6 motorway network, healthcare facilities including University Hospital, multiple bus routes and open greens.



GROUND FLOOR		Bedroom Two		12'3 x 11'8 (max)
Entrance Hallway		Bedroom Three		7'8 x 6'7
Lounge	12'4 x 11'3	Family Bathroom		6'1 x 5'6
Dining Room	14'4 (max) x 10'8	OUTISDE		
Kitchen	21'8 x 7'1	Rear Garden		
FIRST FLOOR		Front Garden		
Landing				
Bedroom One	11'3 x 11'2			