

AVAILABLE WITH
ZERO DEPOSIT



**SHORTLAND
HORNE**

Trusted
Property Experts



Keresley Manor, Tamworth Road
CV7 8JG

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A beautiful second floor apartment in a converted Manor House accessed through secure electric gates off the popular Tamworth Road in Keresley making it within easy reach of local motorway networks, Birmingham Airport and the NEC.

Set within 9 acres of beautifully maintained gardens and dating back to 1889 the apartment has real character whilst keeping many original features and has been renovated and furnished to a high standard.

This spacious apartment consists of a lounge/dining room, two large double bedrooms one having an en-suite shower room, additional room which can be used as an office or dressing room, a modern, fully equipped kitchen benefitting from washer/dryer, fridge freezer, dishwasher, oven and hob and the main bathroom having a bath with shower over.

Benefitting from double glazing, gas central heating and two secure parking spaces this property is available furnished and is priced to let immediately so an early viewing is highly recommended.

VIEWING THIS PROPERTY - For the safety of our staff we are only conducting limited viewings where there is a high probability that the prospective tenant will take the property. We are following guidelines by the government and ARLA Propertymark

selling quality
property since 1995

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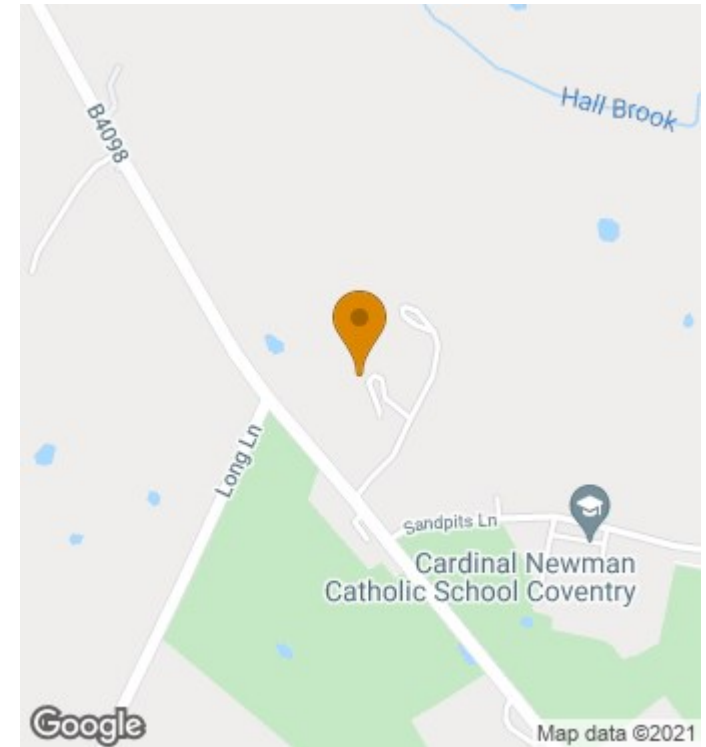


Dimensions



Floor Plan

Location Map



Total area: sq ft

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

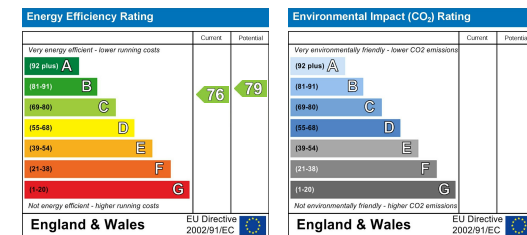
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later 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.

EPC



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