




SHORTLAND
HORNE

Trusted
Property Experts


SHORTLAND
HORNE

VIRTUAL VIEWING



Sovereign Road
Earlsdon CV5 6JB

Sovereign Road CV5 6JB

ZERO DEPOSIT SERVICE OFFERED A spacious six double bedroom end of terrace property conveniently positioned to the university with all of the bedrooms featuring their own en-suites and furnished with beds, wardrobes, desks, side tables and smart TVs.

The ground floor offers two double bedrooms and a communal kitchen/diner with breakfast bar, integrated oven with gas hob, 2 x fridge/freezers, a washing machine, sofas and a TV.

On the first floor you will find a further two double bedrooms again all furnished.

The third floor benefits from another furnished double bedroom. The property has been fully refurbished. Bills Included and upgraded 500mbps fibre broadband wifi is available across the house with Ethernet ports in each room.

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 to ensure compliance is adhered to regarding the current pandemic.

selling quality
property since 1995

Custom text box





Custom text box

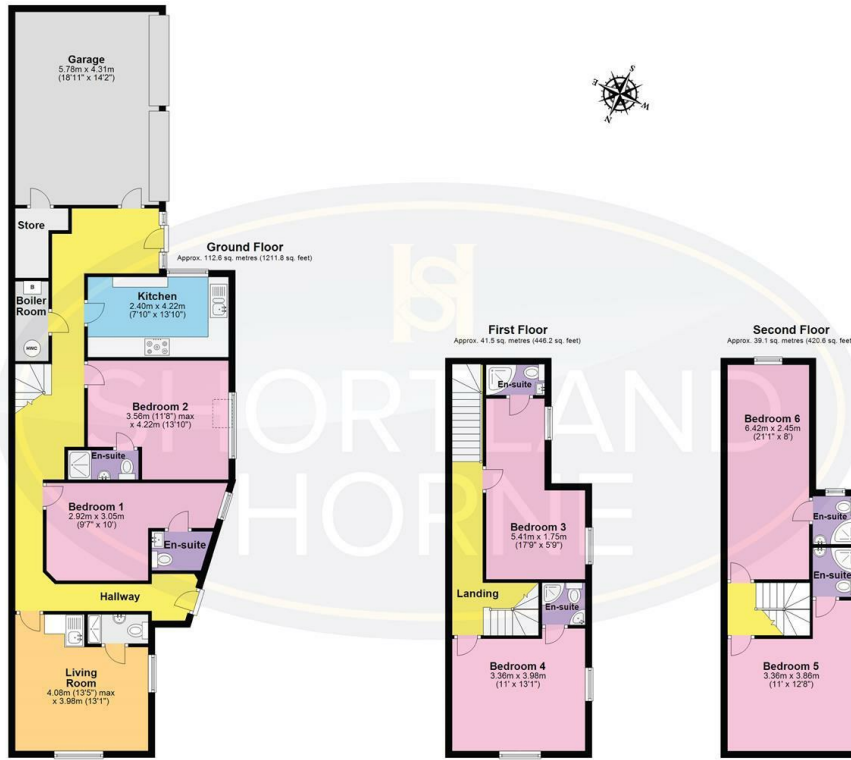




Dimensions

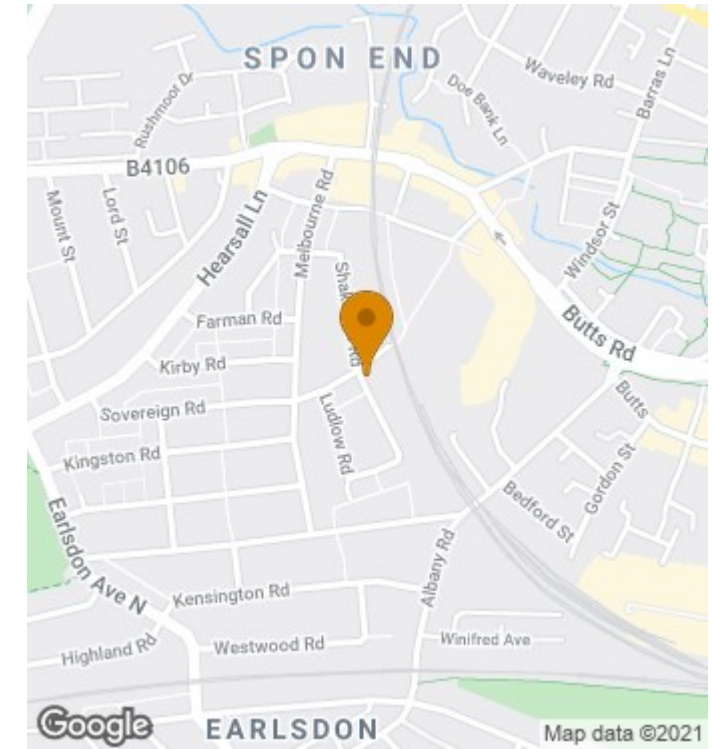
GROUND FLOOR	Bedroom Five
Entrance Hallway	3.35m x 3.86m
Living Room	En-Suite
4.09m x 3.99m	Bedroom Six
Bedroom One	6.43m x 2.44m
2.92m x 3.05m	En-Suite
En-Suite	
Bedroom Two	
3.56m x 4.22m	
En-Suite	
Kitchen	
2.39m x 4.22m	
Boiler Room	
Garage	
FIRST FLOOR	
Bedroom Three	
5.41m x 1.75m	
En-Suite	
Bedroom Four	
En-Suite	

Floor Plan

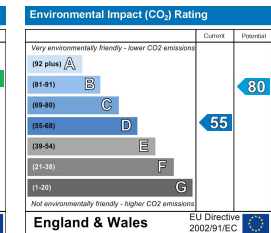
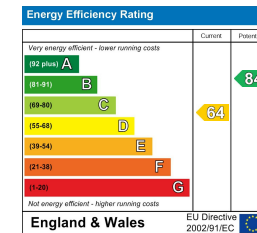


Total area: approx. 193.1 sq. metres (2078.6 sq. feet)

Location Map



EPC



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 Home.

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 Home 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 Home 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 Home'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 Home 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.



Trusted
Property Experts

02476 222 123

sales@shortland-home.co.uk

shortland-home.co.uk

@ShortlandHome

Shortland-Horne