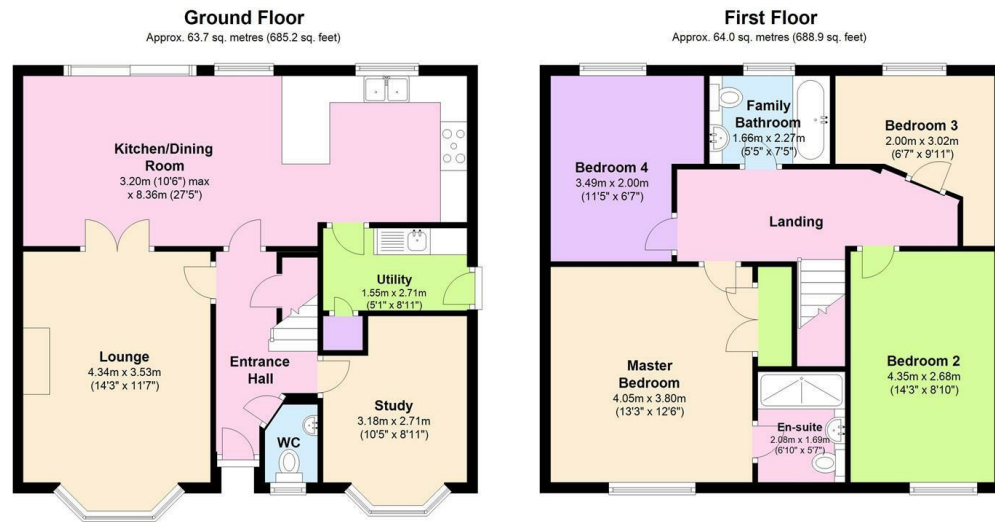


Floor Plan



Total area: approx. 127.7 sq. metres (1374.1 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

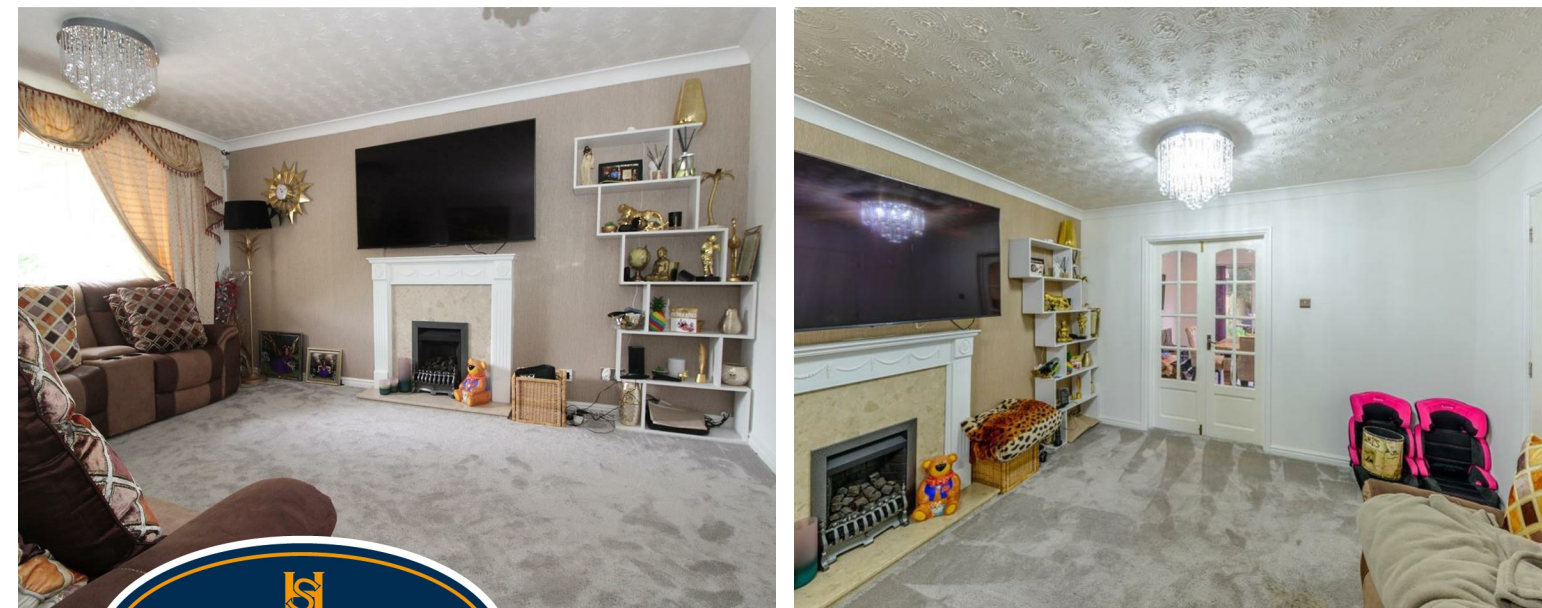
Appliances

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 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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Lomsey Close
Tile Hill CV4 9XT



£365,000 Offers over | Bedrooms 4 Bathrooms 2

A fantastic opportunity to purchase this beautiful four bedroom detached family home within easy access to local schools, shops, Tile Hill Train station and the motorway network.

This wonderful property briefly comprises of lounge with feature gas fire, spacious open plan breakfast kitchen/diner with integrated dishwasher, double oven with five ringed gas hob and space for American fridge freezer, there is a separate utility room, downstairs cloakroom and an office/study.

To the first floor are four generously sized bedrooms with the master bedroom featuring en-suite facilities and built in wardrobes and a family bathroom with jacuzzi bath.

Surrounding the property is a driveway with a double garage and a south west facing garden.

This property must be viewed to fully appreciate.



GROUND FLOOR

Hallway	14'6" x 6'3"
Cloakroom	6'2" x 3'3"
Office/Study	8'1" x 10'5"
Lounge	14'2" x 11'6"
Kitchen/Diner	10'5" x 27'5"
Utility Room	5'1" x 8'7"

FIRST FLOOR

Master Bedroom	10'0" x 12'5"
En-Suite	6'9" x 5'6"
Bedroom Two	14'3" x 8'9"
Bedroom Three	11'8" x 9'5"
Bedroom Four	10'9" x 9'10"
Family Bathroom	5'5" x 7'5"
Double Garage	