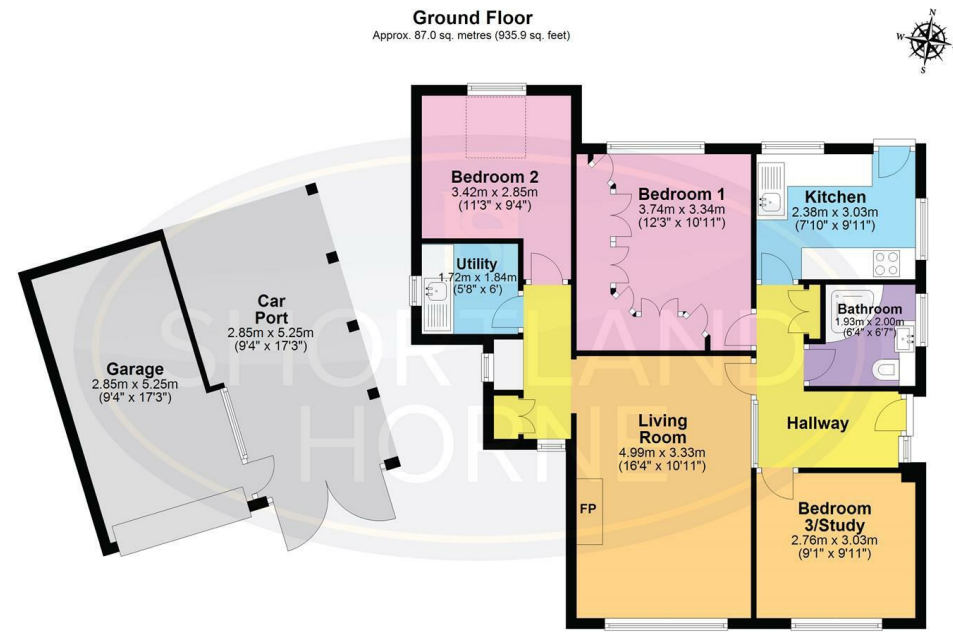


Floor Plan



Total area: approx. 87.0 sq. metres (935.9 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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£290,000 Offers over | Bedrooms 3 Bathrooms 1

A ONE OF A KIND SPACIOUS DETACHED BUNGALOW POSITIONED ON A VERY GENEROUS PLOT IN THE SOUGHT AFTER LOCATION OF COUNDON.

This beautiful three bedroom bungalow has been tastefully renovated to provide modern and spacious family living which is in easy access to Birmingham airport, schools, shops and the motorway network.

The ground floor offers an Amtico floored entrance hallway with doors leading off to a spacious lounge with a feature electric fire, a modern fitted kitchen with granite worktops, Amtico flooring and an integrated fridge, dishwasher and double Bosch fan assisted oven with electric hob. There are two double bedrooms with the master bedroom benefitting from fitted wardrobes, a generously sized Amtico floored single bedroom/study, a Amtico floored family bathroom and a utility room with a full sink/drainer and space for a washing machine, tumble dryer, fridge/freezer

Surrounding the property is a mono block paved driveway providing parking for three cars with access to a carport and a rubber roofed garage with electric and lighting. The rear garden is a lovely size which is fully enclosed and completely maintenance free with artificial grass, a corner decking seating area which would be ideal for entertaining.

Other features to this lovely property include a Hive heating control system, CCTV and privately owned 4 Kilowatt solar panels generating approximately £900 per annum which also reduce monthly electricity bills. The boiler installed is a eco tech Valiant located in the loft that is partly boarded with lights and ladder. There are also storage cupboards located in the hallway and utility area.



GROUND FLOOR

Entrance Hallway	
Living Room	16'4" x 10'11"
Kitchen	7'9" x 9'11"
Bedroom One	12'3" x 10'11"
Bedroom Two	11'2" x 9'4"
Bedroom Three/Study	9'0" x 9'11"

Utility Room

Bathroom	6'3" x 6'6"
OUTSIDE	
Car Port	9'4" x 17'2"
Garage	9'4" x 17'2"