

Floor Plan



Total area: approx. 74.5 sq. metres (802.2 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.



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email: sales@shortland-horne.co.uk
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William Lewis Walk

CV4 9YU



£185,000 Guide price | Bedrooms 2 Bathrooms 2

THIS PROPERTY OFFERS NO CHAIN ATTENTION FIRST TIME BUYERS & INVESTORS, A FAMILY HOME CLOSE TO TILE HILL TRAIN STATION AND WARWICK UNIVERSITY.

This lovely property is situated in a new development and popular location within in Tile Hill within easy reach of good local schools and the A45 motorway link. The property its self only being 3 years old it still holds it 7 years NHBC warranty.

The ground floor offers an entrance hallway which opens up to a spacious lounge/diner and a modern fitted kitchen with integrated gas hob and electric oven, spaces for a fridge/freezer, washing machine and dishwasher, also benefiting of a ground floor W/C.

On the first floor you will find two double bedrooms, and a family bathroom.

Outside to the front offers 2 allocated parking spaces and additional visitors spaces and to the rear is a fully enclosed well established lawned garden with a patio for entertaining.



GROUND FLOOR

Lounge/Diner	10'6" x 15'10"
Kitchen	14'3" x 8'8"
W/C	

FIRST FLOOR

Bedroom 1	12'5" x 9'5"
Bedroom 2	12'4" x 8'9"
Family Bathroom	6'3" x 6'9"