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VIRTUAL VIEWING



Spon End
CV1 3HF



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A brilliant opportunity to purchase a five bedroom cottage within walking distance to Coventry City Centre.

This charming and characterful, Grade II listed cottage dates back to the 17th Century complete with many original features while still benefiting from gas central heating throughout which is currently used as an investment and has four lettable bedrooms with four en-suite shower rooms.

This property has been modernised by the current owners and is an ideal ready to go investment or first time buy.

Briefly the property comprises of four bedrooms with four en-suite shower rooms and a modern kitchen diner. Outside there is a small rear courtyard backing onto the river Sherbourne with fishing rights.

Previously known as ; THE OLD CURIOSITY SHOP.

The same rent has been in place since 2010 therefore when the lease comes up for renewal in June 2023 it would be envisaged that a new rental of £10,000 PA would be applied.

The lease is under the landlord and tenant act and cannot be refused renewal only

selling quality
property since 1995

Custom text box



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Custom text box



Dimensions

GROUND FLOOR

Entrance Hallway

Bedroom One

3.76m x 2.79m

Wet Room

Kitchen

3.35m x 2.87m

Bedroom Two

3.51m x 2.95m

En-Suite

FIRST FLOOR

Bedroom Three

3.76m x 2.67m

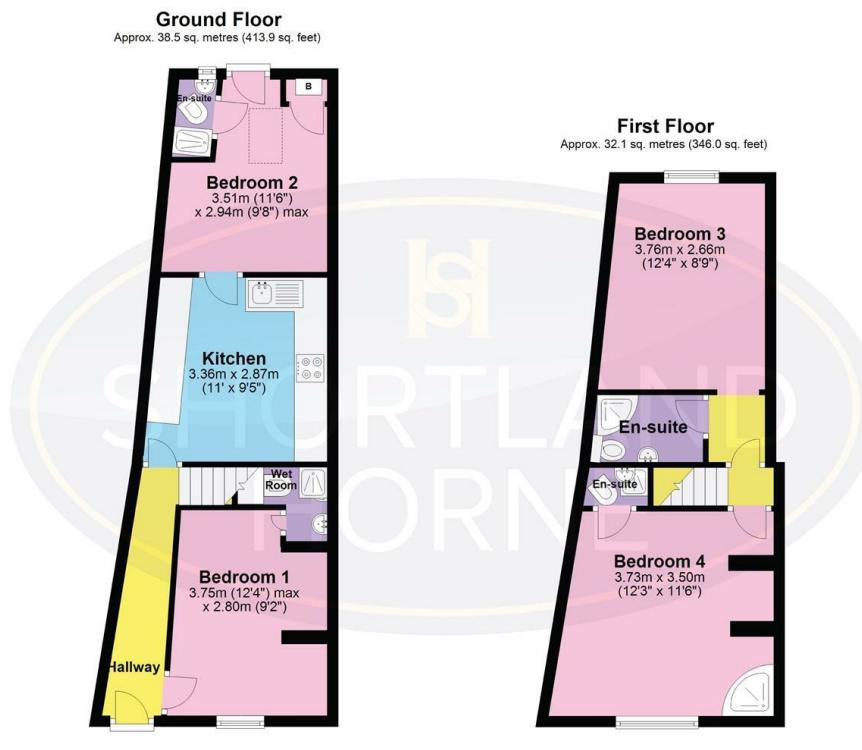
En-Suite

Bedroom Four

3.73m x 3.51m

En-Suite

Floor Plan



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.

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

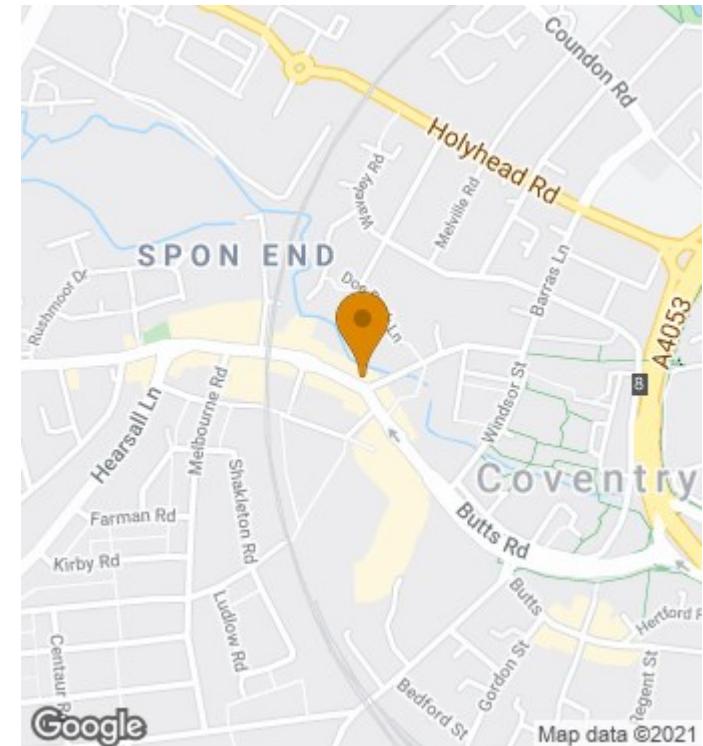
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later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

Location Map



EPC

		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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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