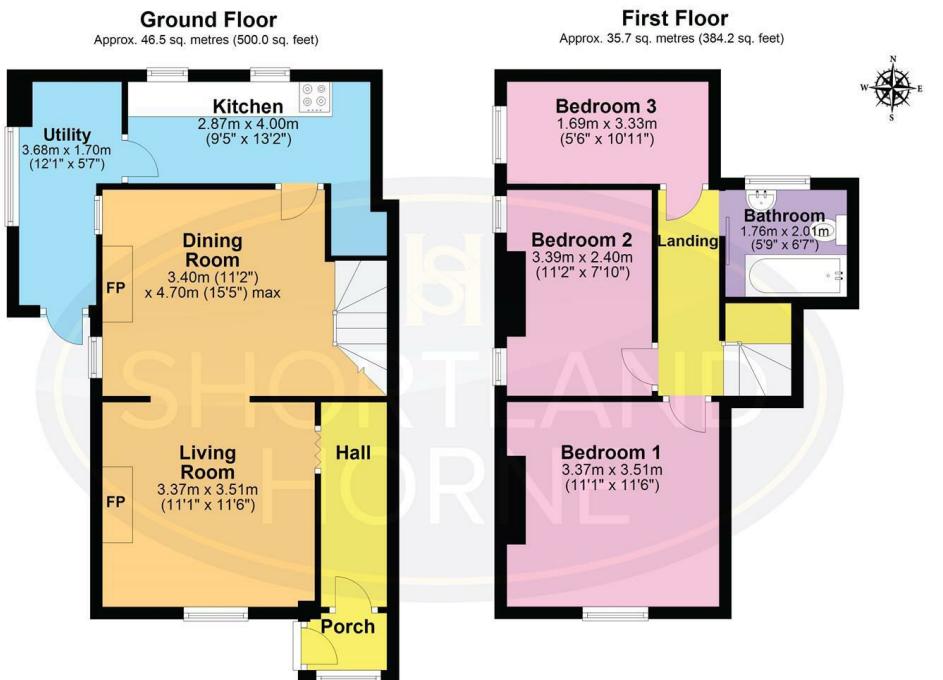


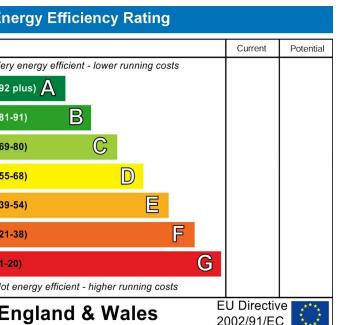
## Floor Plan



Total area: approx. 82.2 sq. metres (884.3 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



### 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.

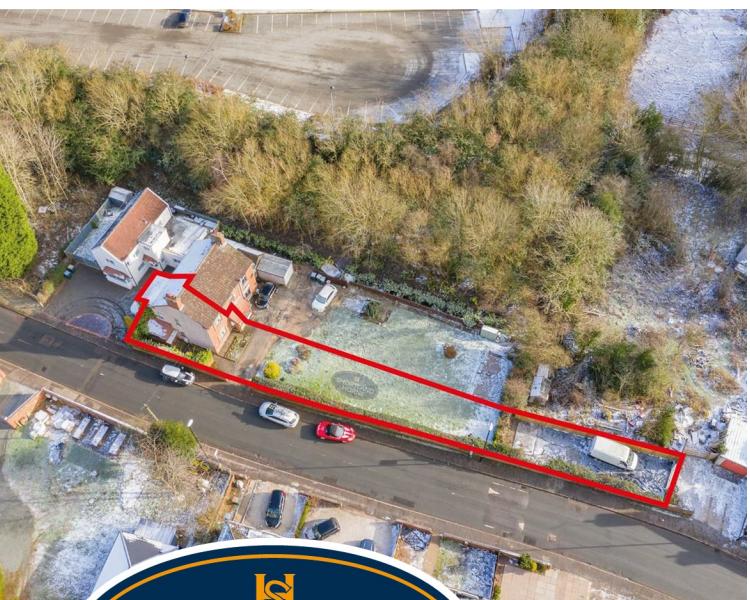
### Appliances

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

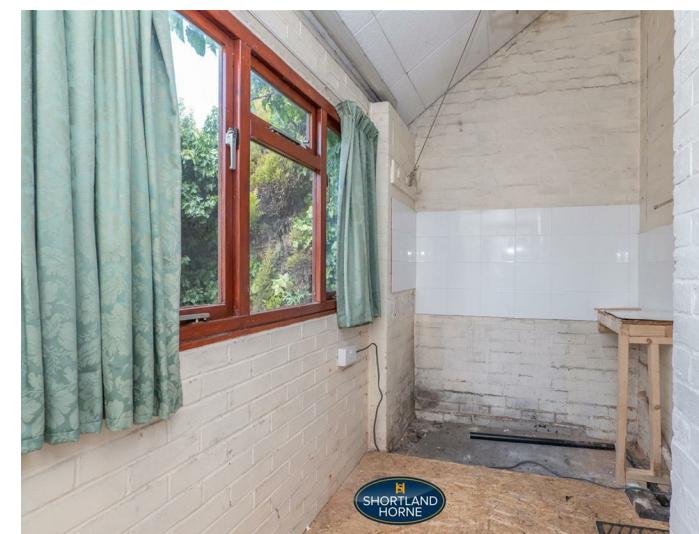
**call:** 02476 222123  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Bennetts Road**  
**Keresley End CV7 8HX**



## £190,000 Guide price | Bedrooms 3 Bathrooms 1

FAMILY HOME SET ON A VERY GENEROUS PLOT IN NEED OF SOME UPDATING AND MODERNISING WITHIN EASY REACH OF GOOD LOCAL SCHOOLS.

This charming three bedroom semi-detached property is positioned in the sought after location of Bennett's road, Keresley and is within easy reach to shops, public houses, President Kennedy Academy and Cardinal Newman School.

The ground floor offers an entrance porch, hallway with doors leading off to a good sized lounge/diner, fitted kitchen which runs out to a separate utility.

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

Outside you will find a low maintenance yard to side and rear and to the front of the house there is a much larger than average lawned area which runs on to a section of off road parking which is behind secure gates.

### GROUND FLOOR

Storm porch	
Living room	11'1 x 11'6
Dining room	11'2 x 15'5
Kitchen	9'5 x 13'2
Utility	12'1 x 5'7

### FIRST FLOOR

Bedroom one	11'1 x 11'6
Bedroom two	11'2 x 7'10
Bedroom three	5'6 x 10'11
Bathroom	5'9 x 6'7