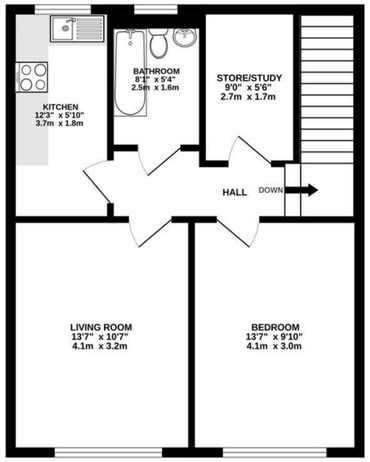
Floor Plan

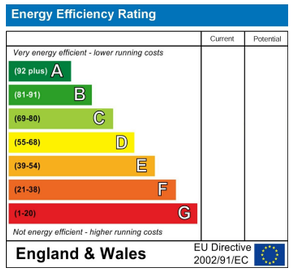
GROUND FLOOR
523 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

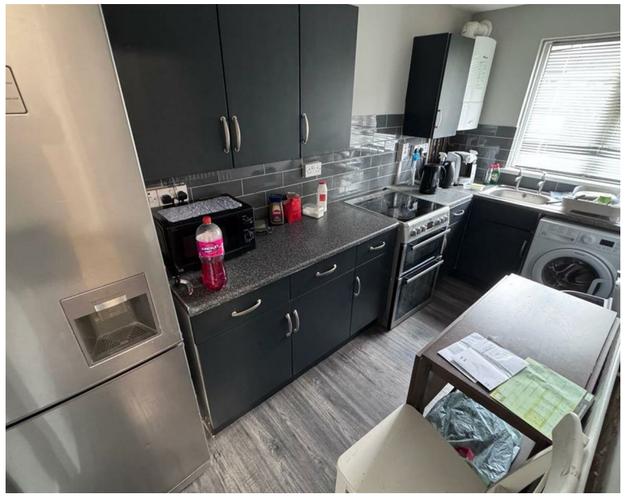
Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

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The Coppice

CV3 1EL







£105,000 | Bedrooms 2 Bathrooms 1

Welcome to this superb two bedroomed maisonette, perfect for first time buyers or investors looking for a great opportunity with no onward chain. Step inside to find freshly decorated interiors and brand new flooring throughout, giving the whole place a bright and modern feel. The spacious lounge is ideal for relaxing or entertaining friends, while the separate kitchen offers plenty of space for cooking up your favourite meals. Both bedrooms are well proportioned, providing comfortable retreats at the end of the day.

The property is ideally situated close to excellent local amenities, making daily life convenient and hassle free. With everything newly finished, you can simply move in and start enjoying your new home straight away. An EPC C rating ensures a good level of energy efficiency. Whether you are looking to get onto the property ladder or searching for your next investment, this maisonette ticks all the boxes. Don't miss out on this fantastic opportunity. Call today to arrange your viewing and see for yourself what makes this property such a great choice.

INFO: Seller's position: No Chain
Council Tax Band: 'A'
Local Authority: Coventry City Council
EPC Rating: 'C'
Tenure: Leasehold
Lease Remaining: 116 years
Service Charge: £617.79 p.a
Ground Rent: £10 p.a

HALLWAY	
LIVING ROOM	13'7" x 10'7"
KITCHEN	12'3" x 5'10"
BEDROOM	13'7" x 9'10"
BATHROOM	8'1" x 5'4"
STUDY	9' x 5'6"