
SHORTLAND HORNE
Trusted Property Experts
Cherry Tree Drive
Canley CV4 8LW
SHORTLAND HORNE

Cherry Tree Drive

CV4 8LW £1,300 PCM

Shortland Horne are pleased to offer this well presented two bedroom end terrace property in the popular area of Canley. The property is conveniently located close to Warwick University, bus links to the City Centre and the A45 linking the motorway network.

This home consists of a main entrance hallway, large storage cupboard with washing machine, downstairs W.C, open plan kitchen lounge diner with a patio doors leading out to rear garden. The kitchen area has a full range of floor and wall mounted units with an integrated four ring gas hob with extractor fan above and single oven below and free standing fridge freezer.

The first floor offers two good sized bedrooms, the main bedroom has an en suite shower room and built in wardrobes. The family bathroom is partially tiled with a matching white suite. To the front are two allocated parking spaces and a small lawned area, to the rear there is a patio area that is mainly laid to lawn with a wooden storage shed.

AVAILABLE FROM NOVEMBER | EPC RATING: B | COUNCIL TAX BAND: B

selling quality
property since 1995












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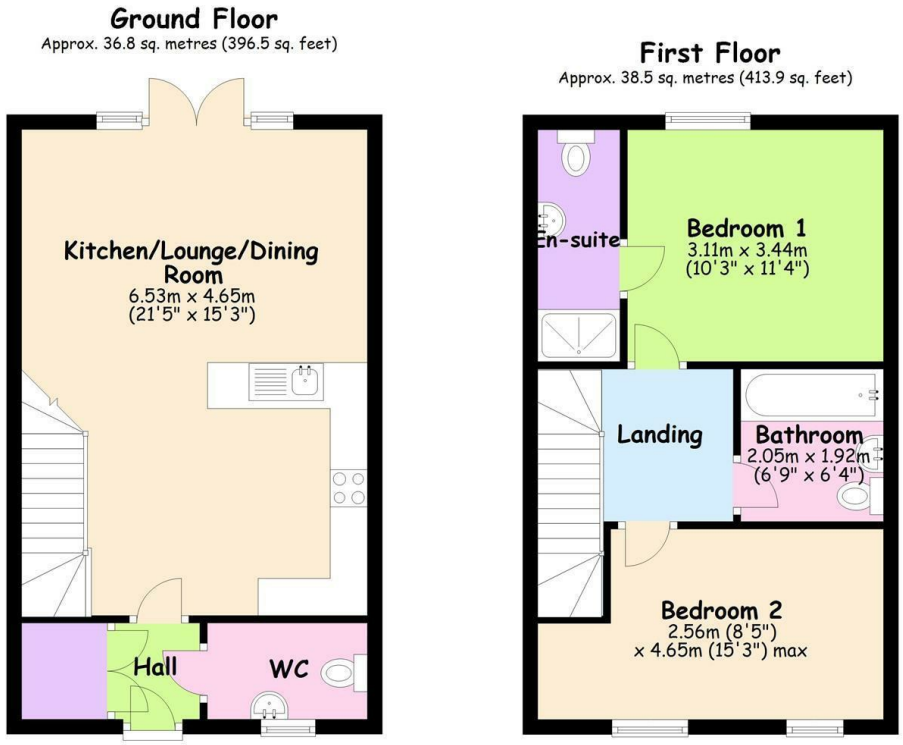






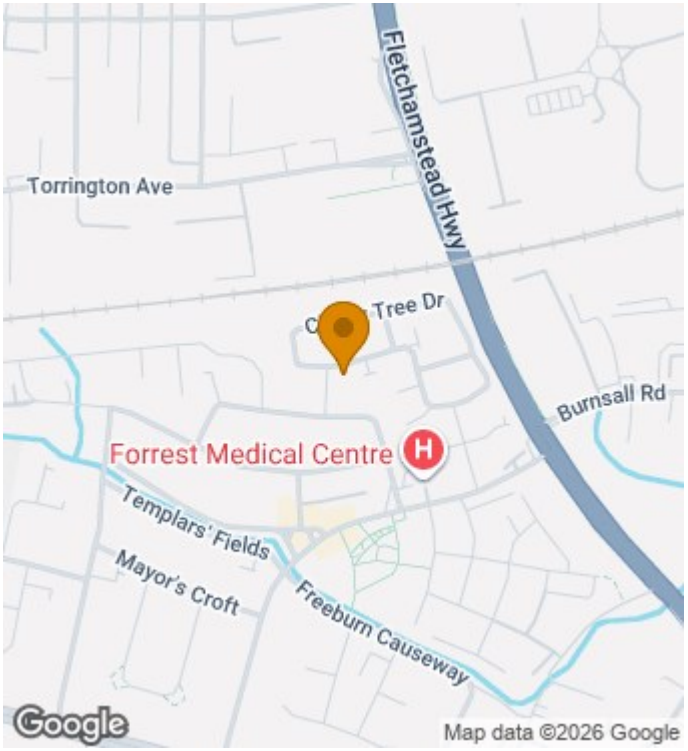
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Floor Plan

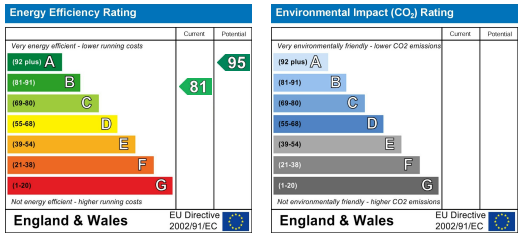


Total area: approx. 75.3 sq. metres (810.4 sq. feet)

Location Map



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 ccordance 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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