
SHORTLAND
HORNE
Trusted
Property Experts
SHORTLAND
HORNE
Bradnick Place
Tile Hill CV4 9JU

Bradnick Place

CV4 9JU

GUIDE PRICE: £145,000 – OFFERS NEGOTIABLE

RECENTLY REDUCED – A beautifully renovated one-bedroom ground-floor apartment benefiting from a private garden, residents' parking and a versatile office/walk-in dressing room.

A beautifully presented and extensively improved one-bedroom ground floor apartment, offering contemporary accommodation together with a particularly impressive private rear garden of approximately 49m², residents' parking and a separate office space/walk-in dressing room.

The property is situated within a quiet residential area, offering a peaceful setting, while also being pet-friendly with pets permitted. There is also a private outdoor storage shed, ideal for storing bicycles, garden equipment and other useful items.

The property has been substantially modernised by the current owner and is presented in excellent condition throughout, making it an ideal choice for first-time buyers, downsizers or those looking for a stylish, low-maintenance home with the added benefit of its own generous outdoor space.

Entering the property, the hallway immediately sets the tone for the accommodation, having been upgraded with new tiled flooring, a suspended ceiling and recessed LED spotlights, creating a clean and modern first impression.

The living room is bright and well presented, featuring warm engineered wooden flooring and contemporary décor. There is ample space for both sitting and dining areas, while French doors provide direct access onto the rear garden, allowing the living accommodation to flow naturally into the outside space.

One of the standout features of the property is the private rear garden, which extends to approximately 49m² and is unusually generous for an apartment. The current owner has created an excellent outdoor entertaining area with a substantial decked patio, remote-controlled LED lighting, a gazebo and external storage shed. Beyond the decking is a lawned section enclosed by recently installed fencing, providing a private and versatile space for entertaining, relaxing and outdoor dining.

Completing the accommodation is the contemporary bathroom, which has been comprehensively modernised and features marble-effect tiling, a wall-mounted vanity unit and a whirlpool-style bath.

The kitchen has also been comprehensively modernised and is fitted with a range of contemporary units complemented by new worktops, flooring and splashbacks. Further improvements include updated electrics together with a Redox water filtration system and dedicated drinking-water tap, while the kitchen provides a practical and well-arranged space for everyday use.

The double bedroom is another particularly well-finished room, featuring an acoustic wood-slat feature wall with integrated LED lighting, giving the room a contemporary and distinctive finish.

Adjacent to the bedroom is a separate walk-in dressing room, which has been custom-designed with fitted shelving and hanging rails. This provides excellent additional storage while allowing the main bedroom itself to remain uncluttered.

Completing the accommodation is the bathroom, which has undergone a full renovation and is finished with porcelain wall and floor tiling. The suite incorporates a whirlpool bath, WC, wash basin with vanity storage and modern fittings, alongside upgraded plumbing and a contemporary finish throughout.

Externally, the property also benefits from residents' parking.

selling quality
property since 1995




SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE


SHORTLAND
HORNE







Dimensions

Entrance Hall

Living Room
3.45m x 4.22m

Kitchen
4.04m x 1.78m

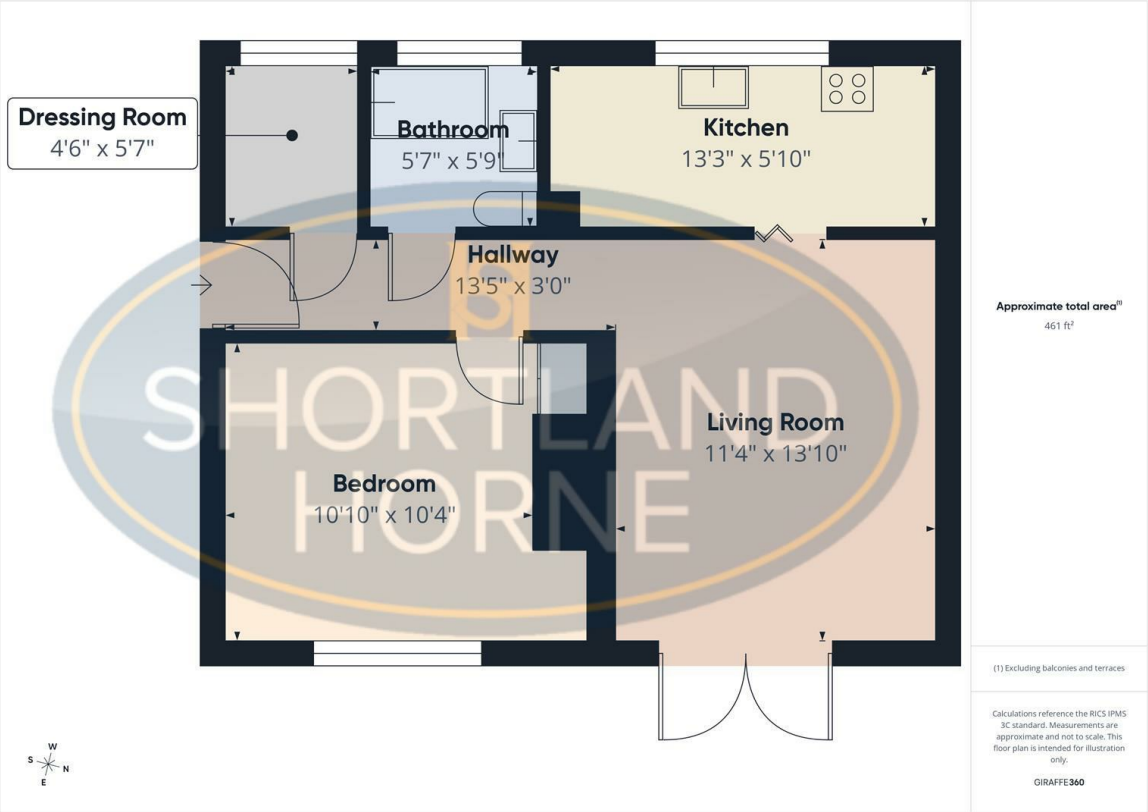
Bedroom
3.30m x 3.15m

Dressing Room
1.37m x 1.70m

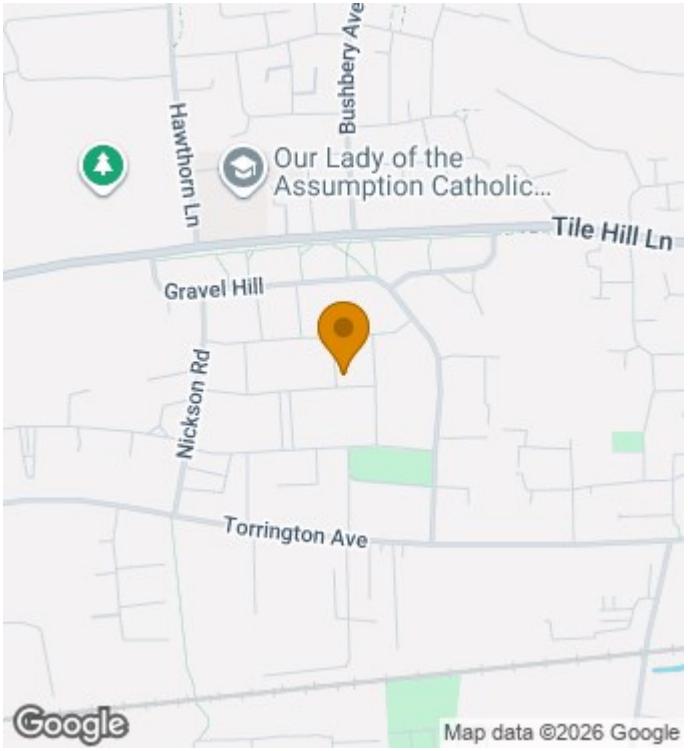
Bathroom
1.70m x 1.75m

shortland-horne.co.uk

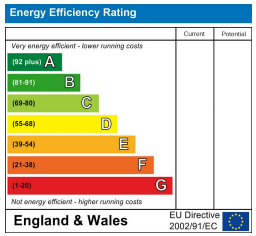
Floor Plan

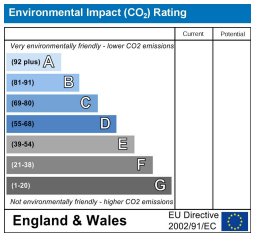


Location Map



EPC





Total area: 461.00 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 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.

02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts