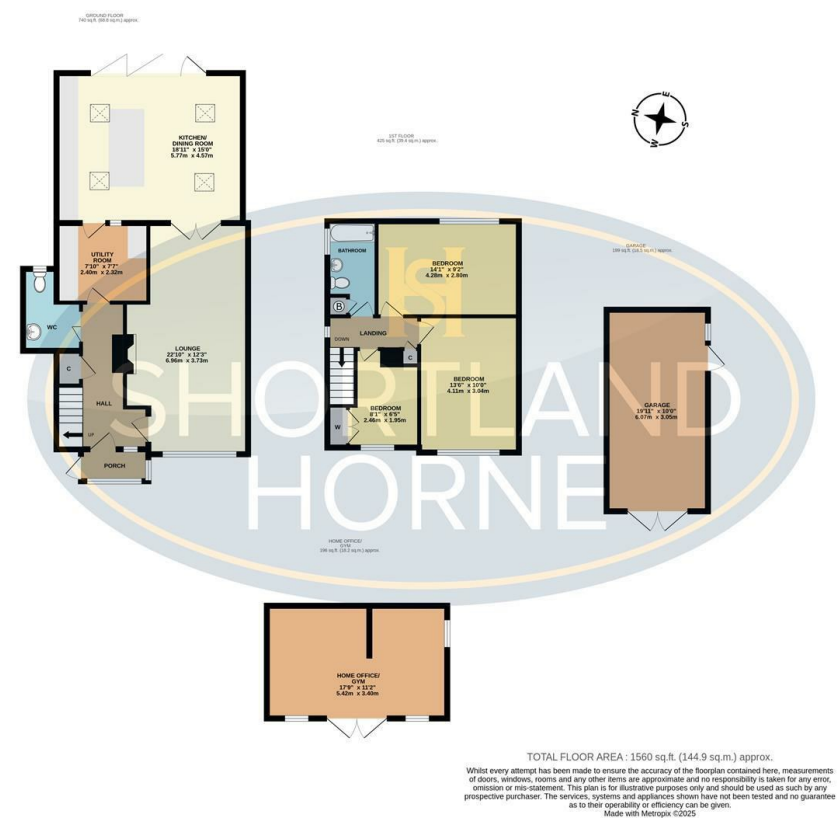
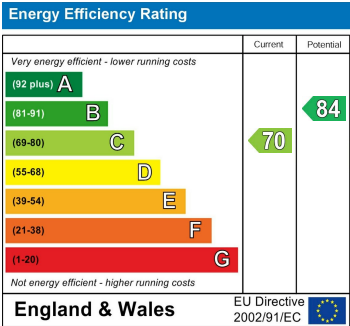


Floor Plan



TOTAL FLOOR AREA: 1560 sq. ft. (144.9 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.
Made with Metropix ©2025

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

follow us  



follow us  

Beake Avenue
CV6 2HJ



£350,000 Guide Price | Bedrooms 3 Bathrooms 2

Nestled on the ever so popular location of Beake Avenue in Coventry, this splendid semi-detached house presents an ideal opportunity for families seeking a comfortable and spacious home. The property boasts a thoughtful extension, crafted over years by the current owners, ensuring a blend of modern living with traditional charm.

Upon entering, you are greeted by an enclosed porch leading into a welcoming entrance hall. The ground floor features two generous reception rooms, perfect for both relaxation and entertaining. The highlight of the home is undoubtedly the beautifully re-fitted kitchen breakfast area, complete with a stylish island, which seamlessly connects to the dining room and offers direct access to the garage. A really useful utility and W/C adds space to this beautiful home.

Ascending to the first floor, you will find a family bathroom, two double bedrooms and a single bedroom completes the accommodation.

The exterior of the property is equally impressive, featuring a block-paved driveway that leads to a single integral garage, providing ample off-road parking. The rear garden is a great size, which is fully enclosed, mainly laid to lawn with access to a fantastic home/office gym with heating, light and power. Located in a sought-after area, this home offers easy access to local amenities and is within proximity to popular schools, making it an excellent choice for families.

In summary, this charming family residence on Beake Avenue combines modern comforts with a warm, inviting atmosphere, making it a must-see for those in search of their next home.



GROUND FLOOR		FIRST FLOOR	
Porch		Bedroom One	14'1 x 9'2
Entrance Hallway		Bedroom Two	13'6 x 10'0
Lounge	22'10 x 12'3	Bedroom Three	8'1 x 6'5
Kitchen/Dining Room	18'11 x 15'0	Bathroom	
Utility		OUTSIDE	
W/C		Garage	19'11 x 10'0
		Home Office/Gym	17'9 x 11'2