



  
SHORTLAND  
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Property Experts



Henley Road  
Walsgrave CV2 2FY



# Henley Road CV2 2FY £1,300 PCM

Shortland Horne are delighted to present this recently refurbished three-bedroom semi-detached home, ideally situated on Henley Road.

This property offers excellent access to a range of local amenities, University Hospital Coventry, reputable schools, convenient bus links to the City Centre, and easy access to the M6 motorway network.

The accommodation briefly comprises a spacious entrance hallway, a front sitting room, and a separate lounge. The newly fitted kitchen features ample base and wall-mounted storage units, a five-ring gas hob, integrated oven, and a stainless steel sink with mixer tap. There is also space and plumbing for a washing machine, leading through to a utility area and a newly installed ground floor shower room.

To the first floor, the property offers two generous double bedrooms, a third single bedroom, and a modern family bathroom with a matching suite.

Externally, the property benefits from a large driveway to the front providing ample off-road parking, a spacious enclosed rear garden with patio and lawn areas, and a detached single garage.

AVAILABLE NOW | EPC RATING: D | COUNCIL TAX BAND: C

**selling quality**  
property since 1995











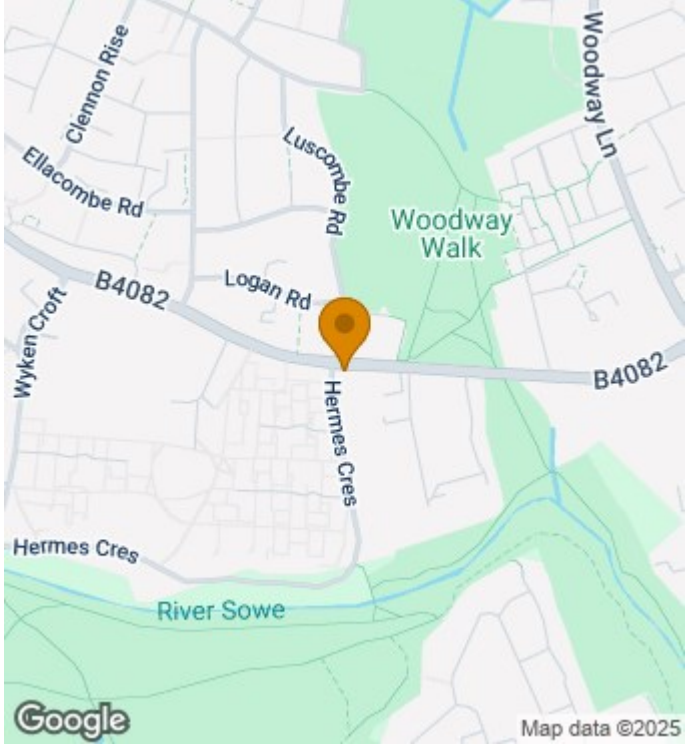




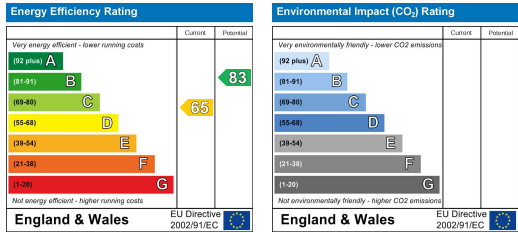
Floor Plan



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 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.



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