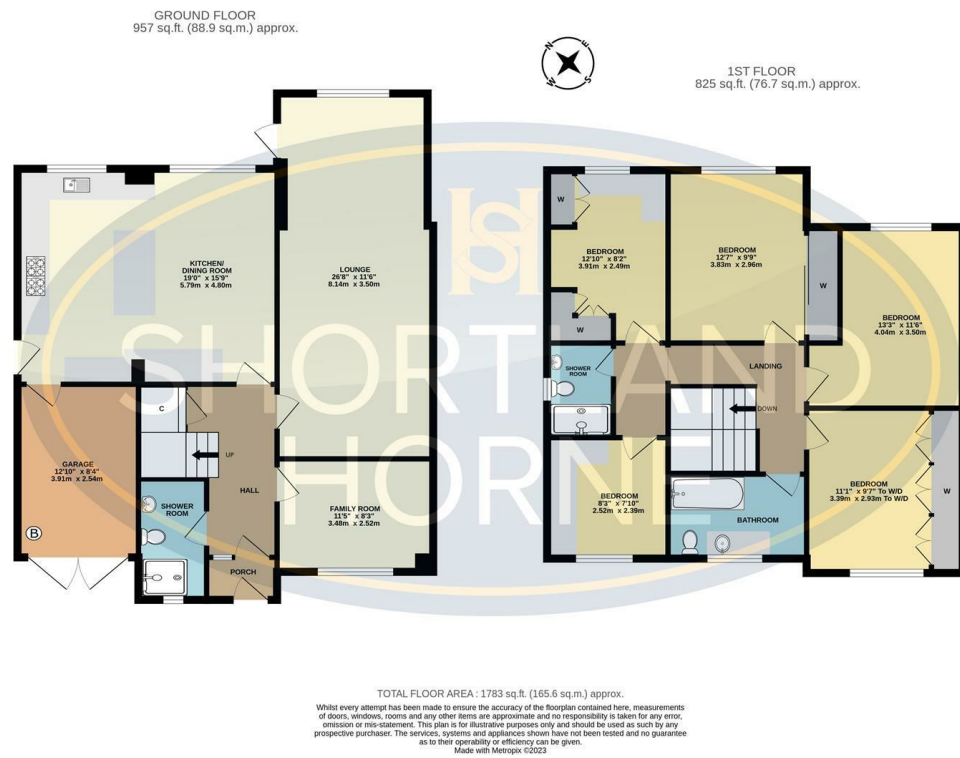


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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Turlands Close
Walsgrave CV2 2PT



£490,000

Bedrooms 5
Bathrooms 3

Welcome to your new sanctuary in Walsgrave! This spectacular five-bedroom family home, nestled in a serene cul-de-sac, promises an exciting blend of spaciousness and convenience. With three bathrooms, ample parking, and a mix of large and intimate rooms, it's the perfect canvas for larger or growing families. Surrounded by fabulous amenities including the M6 motorway, schools and just a stone's throw from the University Hospital, this property is your gateway to a vibrant, family-friendly lifestyle.

Pulling onto the spacious driveway is a promising beginning to what lies beyond.

Stepping through the porch into the welcoming hallway, you'll find a roomy, extended lounge positioned at the rear of the house. Decorated in soft neutral tones and featuring a cream carpet, it's a versatile space with plenty of room for creating your own family retreat. Whether it's cosy evenings by the electric fire or casual gatherings on generously sized sofas, this room can be transformed to suit your needs.

Continuing your journey, you'll encounter the heart of the home - an impressive kitchen/dining room. Illuminated by the natural light pouring in through two large windows, this space is an ode to modern design and functionality. The tiled floor and inset spotlights lend an air of sophistication, while the plethora of easy-to-clean oak cabinets and ample countertop space offer the perfect canvas for culinary creativity. A Range Master cooker and oven await the aspiring chef, and the oval-shaped centralised island, complete with seating and storage, becomes a hub for both culinary adventures and casual dining. Adjacent, you'll find a space for additional appliances, including an American Style Fridge-freezer, a designated dining area, and convenient access to the garage, adding versatility to this remarkable space.

For those seeking privacy and flexibility, a family room on the ground floor offers an intimate retreat that can be transformed into a study, a man cave, or any other purpose that suits your lifestyle. Completing this level, the shower room features a vanity unit and a spacious walk-in shower for added convenience.

Ascending the staircase, you'll find five spacious bedrooms, each capable of accommodating double beds, eliminating any need for room disputes. Three of these bedrooms feature fitted wardrobes, ensuring ample storage, while the smallest bedroom has been cleverly repurposed as a work-from-home space, offering a quiet oasis for productivity.

Two separate bathrooms on this level add convenience. The main bathroom is modern and fully tiled, featuring a vanity and a bath with a shower over. The second bathroom boasts a generously sized walk-in shower.

Outside, the private rear garden, while modest in size, offers charm and a sense of tranquility. A patio area is perfect for outdoor dining, while the well-maintained lawn is ideal for outdoor activities. Enclosed by fencing and hedges, it offers a private oasis. Side access to the front enhances practicality.

Positioned away from the hustle and bustle, this property offers peace while being close to essential amenities such as supermarkets, a bowling alley, and a cinema. Nearby schools, a hospital, and easy access to the motorway network enhance its appeal. This home is your canvas, ready to become your special place.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy



GROUND FLOOR

Lounge 26'8 x 11'6

Kitchen/Dining Room 19' x 15'9

Family Room 11'5 x 8'3

Shower Room

FIRST FLOOR

Bedroom One 11'1 x 9'7 (to wardrobe)

Bedroom Two 13'6 x 11'6

Bedroom Three 12'7 x 9'9

Bedroom Four 12'10 x 8'2

Bedroom Five/Study 8'3 x 7'10

Family Bathroom

Shower Room

OUTSIDE

Integral Garage 12'10 x 8'4

Rear Garden

Driveway/Front garden