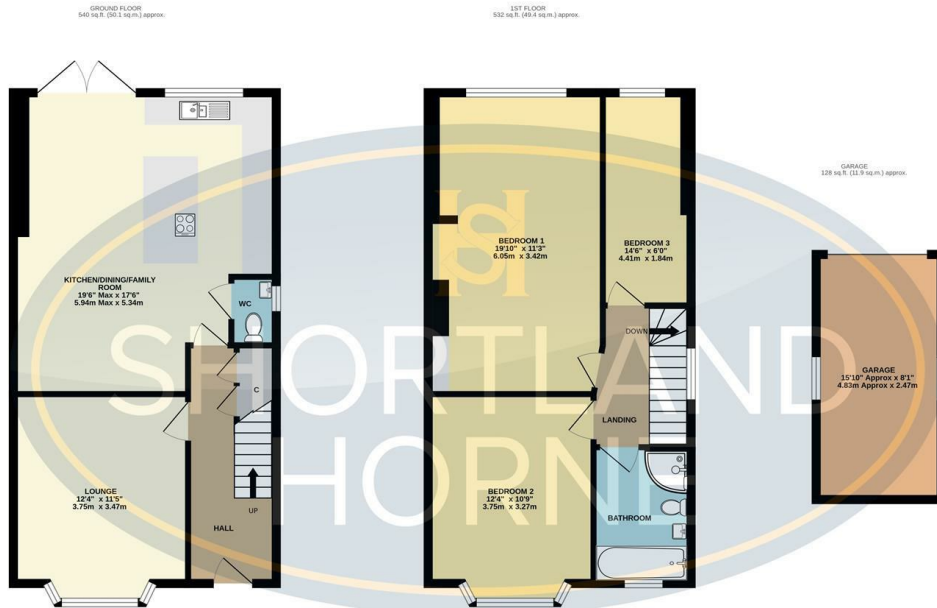


## Floor Plan



TOTAL FLOOR AREA: 1200 sq.ft. (111.5 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 C2024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(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.

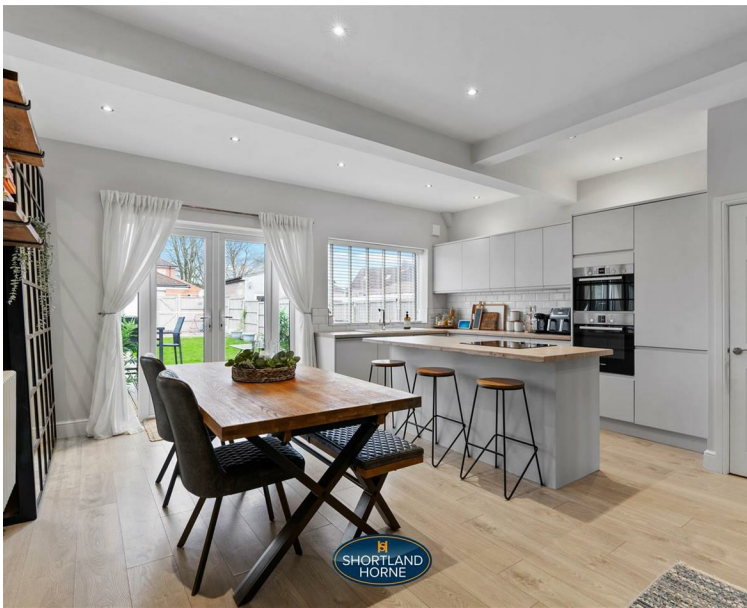
**Purchase Procedure**  
 It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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.



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**Barkers Butts Lane**  
**Coundon CV6 1EU**





# £300,000 Offers Over | Bedrooms 3 Bathrooms 1

Welcome to Barkers Butts Lane, where modern living dances hand in hand with timeless elegance in this traditional semi-detached home. With its full-width double-storey extension and boasting over 1,200 square feet of contemporary living space, this property is a true gem waiting to be discovered.

Upon crossing the threshold, you'll immediately feel at ease in this modern and spacious property. Lovingly maintained and updated by its current owners, it boasts a sleek and stylish ambience that's sure to captivate you. Each room boasts high ceilings and floods of natural light, creating a welcoming atmosphere that instantly feels like home.

The entrance hallway sets the tone with elegant panelled walls and smart storage solutions, including pull-out understair storage, maximising space without compromising style. The grey carpeted staircase complements the sage green and crisp white walls, setting a harmonious tone throughout.

The ground floor seamlessly flows between rooms, each with its distinct purpose, all adorned with light grey laminate flooring. The heart of the home lies in the beautiful and expansive open-plan kitchen, dining, and living area - a perfect space to chill out and entertain with friends and family. The kitchen oozes style and is complimented by integrated appliances including double oven, microwave, washing machine, dishwasher and fridge freezer. There is a fine selection of storage units and plenty of work surface area for even the keenest of home cooks. The induction hob is intelligently incorporated into the central island, enabling you to engage with family and friends while preparing dinner. The room is illuminated with natural light, courtesy of the high ceilings, inset spotlights, and French doors. When spring kicks in the party can continue onto the sun kissed rear garden.

A practical WC adds convenience to the ground floor layout, while the living room offers a snug space to close the blinds and curl up on the sofa with your latest novel or catch up on your favorite Netflix series.

The allure of this home extends beyond the ground floor. The spacious 19ft primary bedroom at the rear of the home offers more space than you'll know what to do with. It serves as a serene sanctuary, featuring a cream carpet, cream and black painted walls, and ample room for a king-size bed and wardrobe. Upon entry, you'll find built-in storage cupboards and shelving, with the potential to add an en-suite due to its generous size. The second bedroom is truly beautiful, offering plenty of space for a large bed and furniture. Natural light floods in through the bay window, creating an inviting atmosphere. The third bedroom is a generously extended space, much larger than the average third bedroom, with enough room for a double bed and views of the garden below. All bedrooms maintain a calm ambience, consistent with the relaxed modern theme from downstairs. The bathroom maximises space and provides the perfect setting to relax and unwind, accompanied by the gentle glow of candles. For those in a hurry, a separate shower cubicle awaits to refresh and rejuvenate.

The style of this home seamlessly extend to the outdoors. A spacious decked area awaits, Picture yourself hosting lively barbecues, clinking glasses of your favorite drinks, or enjoying a romantic dinner under the stars on the spacious decked area. As you wander down to the lush lawn, it's a playground for kids and pets alike, providing endless fun and adventure. At the garden's end lies a sun-soaked patio, inviting you to bask in its warmth all day long. Beyond the rear fence, you'll find a convenient single garage and off-road parking, making life a breeze. And with plenty of street parking right at your doorstep, inviting friends over is always a joy. The recently additional of a dedicated cycle lane is perfect for a leisurely ride or a quick commute!

This property puts you right in the heart of convenience. With shops, Avis retail park, sought after school such as Christ the King and Coundon Court, and easy access to the City Centre and Coundon Wedge for those scenic walks, you've got everything you need at your fingertips. Excellent transport links nearby further enhance your connectivity.



GROUND FLOOR		Bedroom 2	
Hallway			12'4 x 10'9
Lounge	12'4 x 11'5	Bedroom 3	14'6 x 6'
Kitchen/Dining/Family Room	19'6 (max) x 17'6	Bathroom	
WC		OUTSIDE	
FIRST FLOOR		Garage	15'10 x 8'1
Landing		Rear Parking Space	
Bedroom 1	19'10 x 11'3	Rear Garden	
		Front Garden	