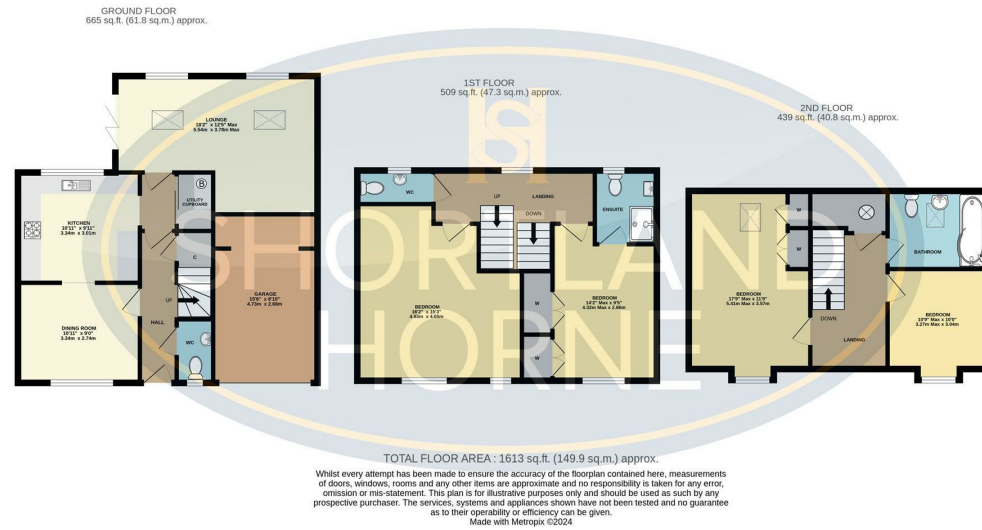


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(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
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

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

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Riverslea Road
CV3 1LD



£340,000 Offers Over

Bedrooms 4 Bathrooms 2

This exceptional home is sure to captivate discerning house hunters who appreciate contemporary design and value spaciousness, privacy, and ample storage. With each room exuding warmth, comfort, and sociability, this residence extends over 1,600 sq. ft across three storeys, meeting the needs of even the most discerning families. With its natural flow and garden setting harmonising with the surrounding greenery, it offers a welcoming ambiance from the moment you step through the front door.

The ground floor is tailored for modern family living, boasting an expansive extended lounge seamlessly connected to the garden. The high ceilings, complemented by skylights, enhance the room's brightness, while elegant bi-fold doors invite natural light and frame the lush garden, creating an indoor/outdoor lifestyle coveted by many.

The kitchen, featuring integrated appliances including an electric oven, grill, and hob, adjoins the dining room, offering a practical yet stylish space where family members can engage in various activities simultaneously. A hidden utility cupboard and WC in the main hallway add to the space's functionality and flair.

Ascending the carpeted stairs to the spacious first floor landing, you'll discover generously proportioned bedrooms, each offering comfort and versatility. The main bedroom, with its fantastic proportions, serves as a serene retreat or a second lounge, while the second bedroom boasts built-in wardrobes and a fabulous en-suite. An additional WC on this floor enhances convenience.

The second floor hosts a double bedroom, a great size single bedroom which could be used as a work from home office and a family bathroom, both bathed in natural light and offering ample space for relaxation. The largest bedroom, delightful and illuminated by a skylight, features built-in wardrobes. The family bathroom offers the choice of a relaxing soak in the bathtub or an invigorating shower.

Our favourite space is the expansive rear garden, a truly magical and secluded oasis. Completely renovated in 2019, it boasts new walls, slabs, composite decking, lawn, and wooden planters. Two seating areas allow you to bask in the summer sun, while pots of beautiful flowers and large trees enhance the ambiance. Rendered walls and steps lead to a raised lawn area, perfect for children to play and run.

The integral garage, equipped with electrics, an insulated up-and-over door, and an insulated rear wall, provides ample space for storing garden tools, cars, and belongings.

Located just off Allard Way and close to Binley Road, Riverslea Road offers contemporary living in a friendly community setting. With excellent road links, a variety of shops including Warwickshire Shopping Park, schools, a nearby health club, golf course, and proximity to the University Hospital, it promises convenience and quality living.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Looking for a property to buy
 Parking Arrangements: Driveway
 Garage Details: Integral brick built garage with electrics
 Council Tax Band: D



GROUND FLOOR		En-Suite	
Lounge	18'2 x 12'5 (max)	WC	
Kitchen	10'11 x 9'11	SECOND FLOOR	
Dining Room	10'11 x 9'	Bedroom 3	17'9 x 11'9
Utility Cupboard		Bedroom 4	10'9 x 10'
WC		Family Bathroom	
FIRST FLOOR		OUTSIDE	
Bedroom 1	16'2 x 15'3	Integral Garage	15'6 x 8'10
Bedroom 2	14'2 (max) x 9'5	Rear Garden	
		Driveway	