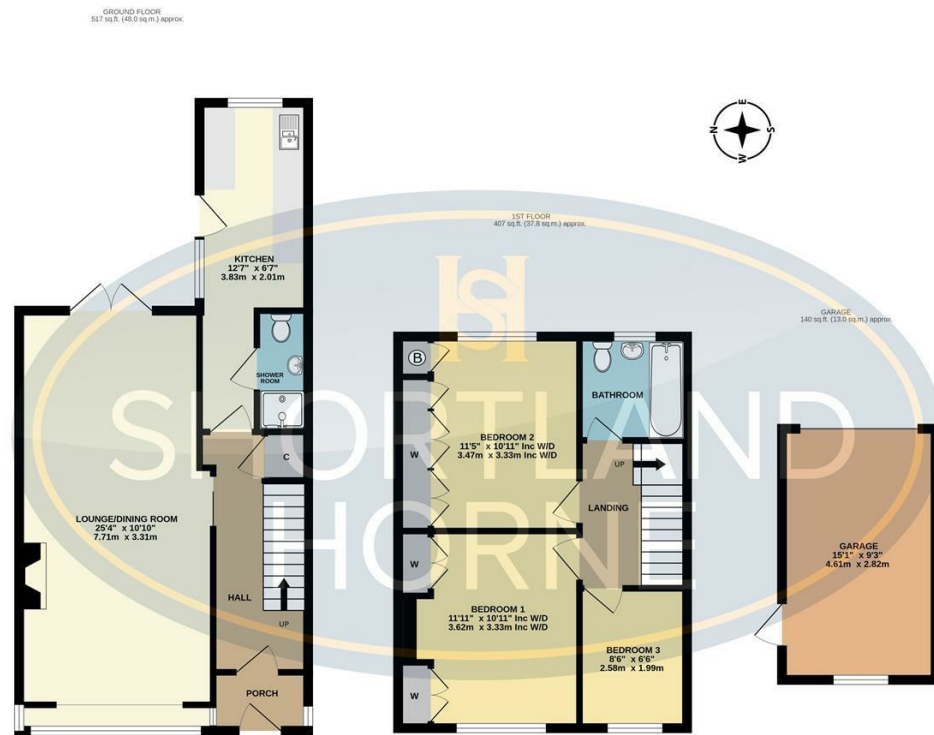


## Floor Plan



TOTAL FLOOR AREA: 1054 sq.ft. (98.8 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 Metropac v2024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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.

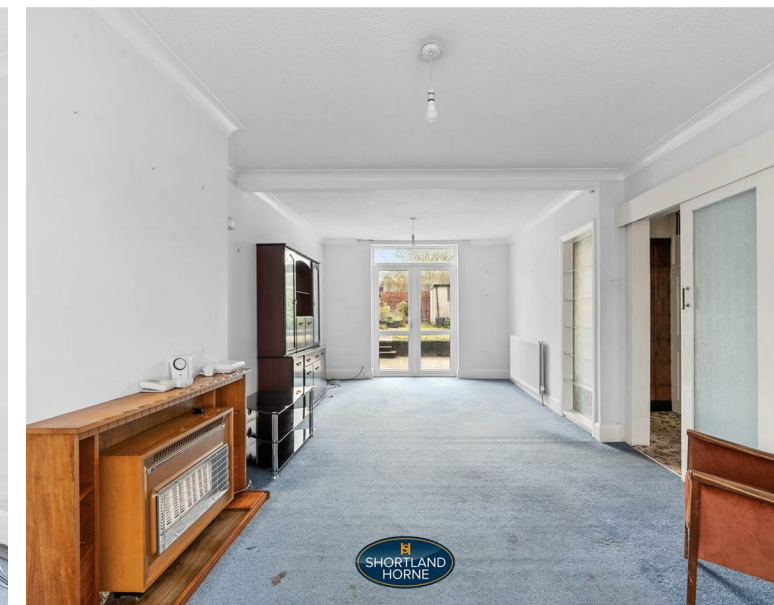
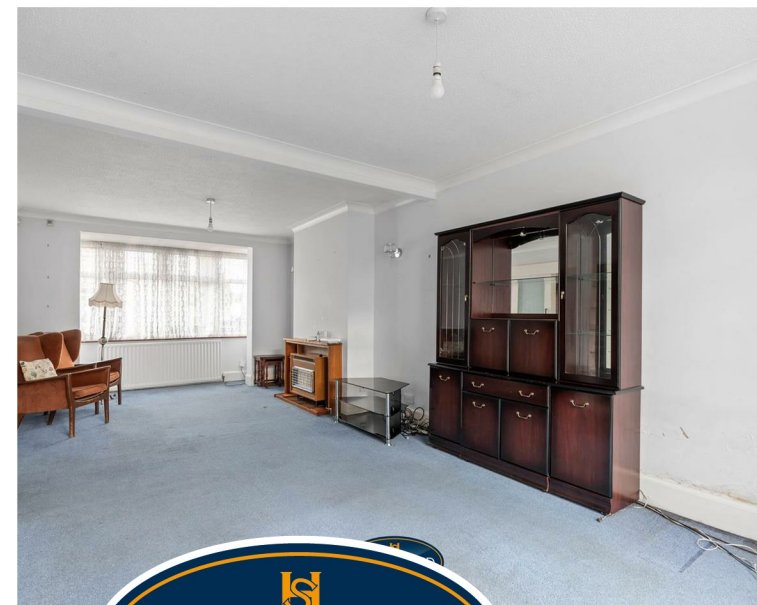
### Appliances

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

follow us  



follow us  

**Shakespeare Street**  
**Stoke CV2 4JZ**



**£215,000 Offers Over**

**Bedrooms 3  
Bathrooms 2**

Shortland Horne offer for sale this extended three bedroom mid terrace house in the popular area of Stoke, Coventry. In need of renovation throughout, the property is an ideal first time buy, family home or investment opportunity. Ground floor accommodation comprises entrance hall, 25' through lounge / dining room, extended kitchen and downstairs shower room with WC. To the first floor there are two double bedrooms with built in wardrobes, a single bedroom and the family bathroom. The front garden has been block paved providing off road parking with dropped kerb for two cars. To the rear is a private, split level garden with patio, lawn and single concrete sectional garage with up and over door. The property is conveniently located close to Stoke Park School, local shops and near the bus route for the city centre and University Hospital.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: Driveway  
 Garage Details: Single garage to the rear  
 Council Tax Band: B  
 EPC Rating: C  
 Total Area: Approx. 1064 Sq. Ft



**GROUND FLOOR**

Porch  
 Hall  
 Lounge/Dining Room 25'4 x 10'10  
 Kitchen 12'7 x 6'7  
 Shower Room

**FIRST FLOOR**

Landing

Bedroom 1 11'11 x 10'11 (inc wardrobe)  
 Bedroom 2 11'5 x 10'11 (inc wardrobe)  
 Bedroom 3 8'6 x 6'6  
 Bathroom  
**OUTSIDE**  
 Garage 15'1 x 9'3  
 Rear Garden  
 Driveway