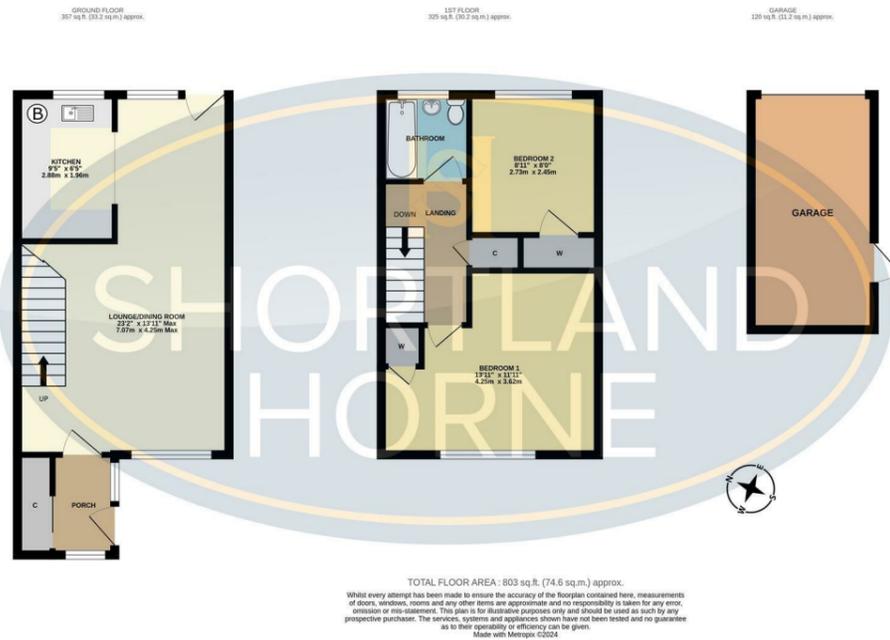


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		74	
(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.

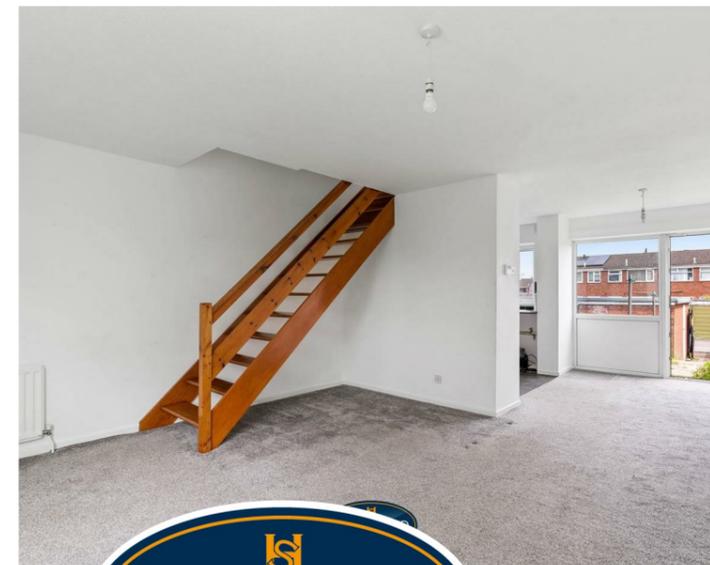
### Appliances

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**  
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

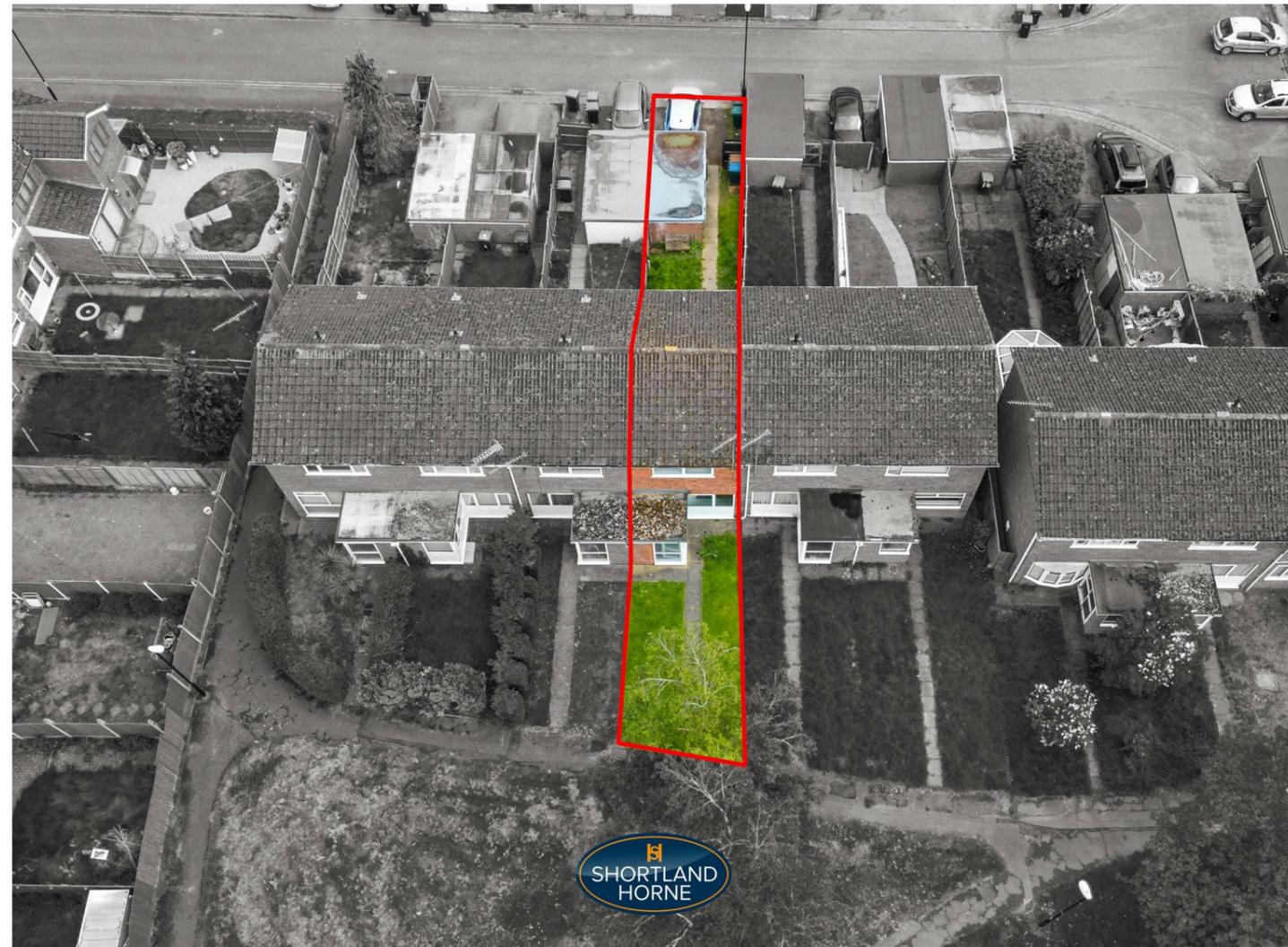
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Tarrant Walk**  
Walsgrave CV2 2JJ



**£200,000**

**Bedrooms 2  
Bathrooms 1**

Welcome to Tarrant Walk, a two-bedroom mid-terrace house nestled in the heart of Walsgrave. This delightful home has no chain involved and features a modern kitchen, perfect for crafting your favourite meals, and a spacious main bedroom designed for your utmost comfort.

Located in a peaceful road, this residence offers a serene ambiance with an open green area in front, presenting a scenic view right from your doorstep. The convenience of a rear garage and a side parking space ensures hassle-free parking for you and your guests.

One of its notable attributes is its proximity to the University Hospital, making it an ideal spot for medical professionals or anyone valuing easy access to healthcare facilities. Its walking distance to the hospital ensures a stress-free commute to work or appointments.

Inside, the property boasts a spacious porch with a cupboard, ideal for meeting guests and storing coats and shoes. The light and bright L-shaped lounge/dining room offer ample space for large sofas and a dining table. The modern kitchen, with white cabinets and integrated extractor, also provides space for a washing machine, fridge, and freezer.

Upstairs, the spacious main bedroom is flooded with light through the large window and offers plenty of room for a king-size bed and furniture. The second bedroom features fitted wardrobes. The bathroom is clean and tidy with a modern suite, including a vanity unit under the sink.

Outside, the rear garden is mainly laid to lawn and leads to a good-sized garage accessible from the garden as well as via an up-and-over door.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Rear garage and parking space
- Council Tax Band: B
- EPC Rating: C
- Total Area: Approx. 803 Sq. Ft



**GROUND FLOOR**

- Porch
- Lounge/Dining Room 23'2 x 13'11 (max)
- Kitchen 9'5 x 6'5

**FIRST FLOOR**

- Landing
- Bedroom 1 13'11 x 11'11
- Bedroom 2 8'11 x 8'

**Bathroom**

- OUTSIDE**
- Rear Garden
- Garage
- Parking Space