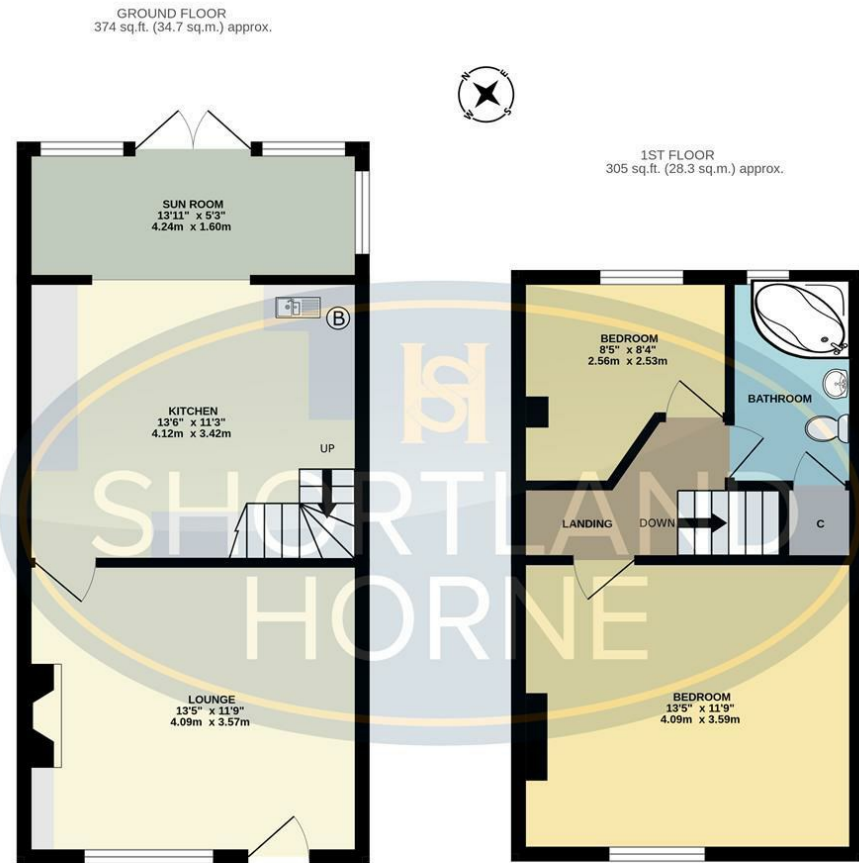


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

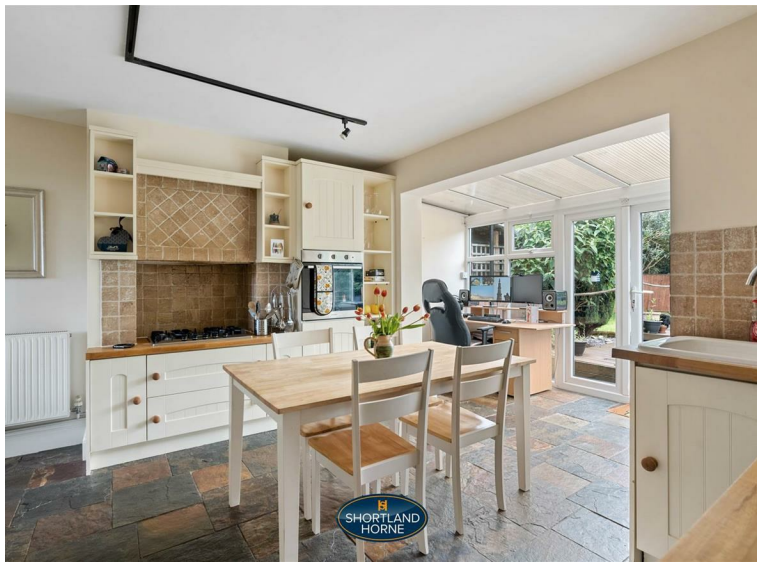
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



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**Woodshires Road**  
**Longford CV6 6AA**



**£170,000 Offers Over**

**Bedrooms 2  
Bathrooms 1**

Nestled on the charming Woodshires Road in Longford, this delightful end-terrace house is a true gem waiting to be discovered. With one reception room, two bedrooms, and one bathroom, this characterful 1850s home radiates warmth and charm. Offered for sale with no chain, it's ready for you to make it your own.

As you step inside, you're greeted by a light and airy lounge, complete with a cosy gas fire – perfect for those chilly evenings. The spacious open-plan kitchen exudes a quaint cottage feel, featuring off-white shaker-style units, a built-in electric oven, hob, and ample space for a dining table. This inviting space is perfect for cooking, baking, and hosting. Adjacent to the kitchen is a sunroom, currently used as a study area, adding versatility to the home.

Upstairs, you'll find two generously sized bedrooms flooded with natural light. The main bedroom offers ample space for a king-sized bed and furniture, complemented by a charming wood fireplace. Bedroom two boasts views of the private garden below, providing a peaceful retreat. The pristine bathroom is adorned with white tiles and a three-piece suite, including a corner bath for a relaxing soak.

One of the standout features of this property is the stunning garden oasis. Imagine French doors opening up to a large decked seating area, perfect for relaxing or hosting summer barbecues. The vast lawn is ideal for pets and children to run and play, while the surrounding large shrubs provide a sense of seclusion and privacy.

With side access leading to the front garden, this home offers both indoor comfort and outdoor tranquillity. Seize the opportunity to make this lovely house your own and enjoy the best of both worlds – a peaceful retreat and a welcoming space to entertain.

Situated on a generous corner plot, this property is conveniently located near fantastic amenities such as the Arena Retail Park, A444, and M6, ensuring convenience at your doorstep. Multiple bus routes are available for those who do not drive. Don't miss the chance to make this light-filled and characterful home yours.

**GOOD TO KNOW:**

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Street Parking
- Council Tax Band: A
- EPC Rating: D
- Total Area: Approx. 678 Sq. Ft



**GROUND FLOOR**

Lounge	13'5 x 11'9
Kitchen	13'6 x 11'3
Sun Room	13'1 x 5'3

**FIRST FLOOR**

Landing	
Bedroom 1	13'5 x 11'9
Bedroom 2	8'5 x 8'4

**Bathroom**

- OUTSIDE**
- Rear Garden
- Front Garden