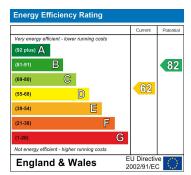
### Floor Plan

GROUND FLOOR 406 sq.ft. (37.7 sq.m.) approx.



## **EPC**



#### 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.

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

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

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





SHORTLAND HORNE

Watersmeet Road

CV2 3HW

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306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Shortland Horne Walsgrave Branch** 

Other branches:











# £175,000 Offers Over

# Bedrooms 2 Bathrooms 1

This well-maintained home has been lovingly cared for by the current owner for 22 years, including the installation of a new roof in 2021. Boasting a convenient location close to the University Hospital, popular schools, the M6 & A444, and major retail hubs, this home makes a perfect starter home.

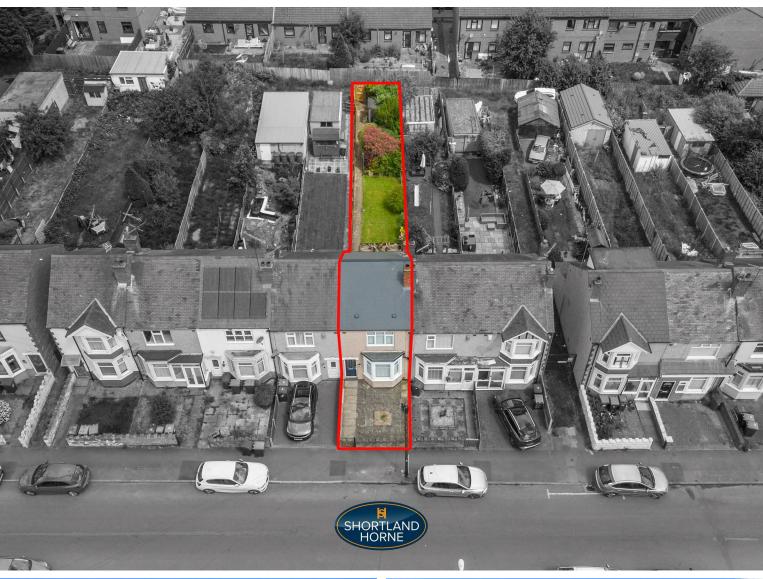
The ground floor unfolds into a cosy and bright lounge area, providing a relaxing space to unwind or entertain guests. Decorated in neutral tones, this is an inviting space. The spacious kitchen diner is a focal point of the home, offering ample room for dining and culinary creativity. Adjacent to the kitchen is a charming conservatory, flooded with natural light, creating a seamless connection between indoor and outdoor living spaces.

Ascending to the first floor, you'll find two generously sized bedrooms, each offering a peaceful retreat at the end of a busy day. The main bedroom is particularly lovely with its airy ambience and built-in wardrobe. The family shower room is pristine, with a large shower cubicle and modern amenities including a vanity unit.

Stepping outside, the front garden provides the opportunity to create off-road parking. The rear garden is a private oasis, featuring a blend of lawn and patio spaces ideal for outdoor dining, relaxing, or hosting gatherings. The lush shrub borders add a touch of greenery and privacy, creating a serene atmosphere. A handy shed at the rear of the garden provides a convenient place to store all your garden appliances and tools.

Completing this property is a sizeable shed situated at the bottom of the garden, providing valuable storage space and the convenience of off-road parking. This feature adds practicality to the home, ensuring that both your storage and parking needs are met effortlessly.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking Arrangements: Street Parking
Council Tax Band: A
EPC Rating: D
Total Area: Approx. 716 Sq. Ft







11'1 x 9'5

GROUND FLOOR

Kitchen/Dining Room

Hall

Lounge 11'3 x 11'1

Conservatory 13'9 x 6'6

FIRST FLOOR

Landing

Bedroom 1 11'11 to w/d x 11'1

Bedroom 2

Shower Room

OUTSIDE

Rear Garden

14'2 x 11'

Front Garden

rioni Garden