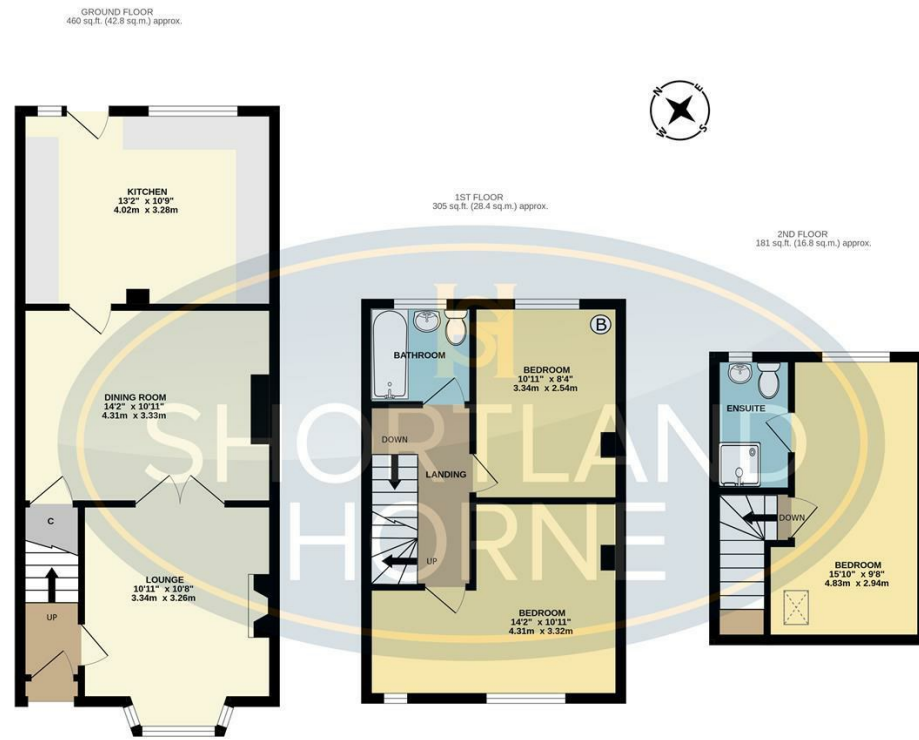


Floor Plan



TOTAL FLOOR AREA: 947 sq.ft. (87.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

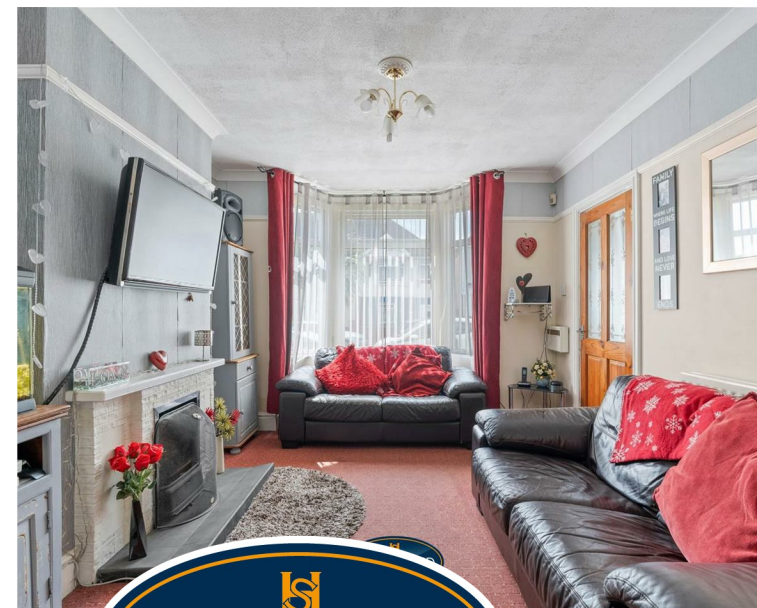
Appliances

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
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Other branches:
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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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Elgar Road
Courthouse Green CV6 7JH



£230,000 Offers Over

Bedrooms 3 Bathrooms 2

A well-looked-after three double-bedroom home with a loft conversion and kitchen extension, ideal for first-time buyers and growing families. This single-bayed window property is light-filled and has a very homely feel as you walk in. The property is also offered for sale with no onward chain.

The lounge and dining room boast open fireplaces with light flooding through the large bay window. Double doors separate the spaces, making the dining room ideal for a large dining table to enjoy parties and celebrations.

The large kitchen has plenty of shaker-style cabinets, a gas cooker which will be left in the property, space for a dishwasher and washing machine, and a built-in fridge-freezer.

Outside, you get to enjoy a lush garden with colourful borders, privacy, a decked seating area for al-fresco dining, and a lawn for the children to run and play. There is a patio at the rear of the garden with a big gate opening out to the rear access. You could park your car in the garden should you wish to.

Head inside and take the carpeted stairs to the first floor. Here you'll find two double bedrooms and a family bathroom. The main bedroom on this floor is L-shaped and spacious, bathed in natural light from two windows, with space for an office desk or dressing table. Continue up to the second floor to find a comfortable bedroom with its very own en-suite.

Surrounded by an array of fantastic amenities, including sought-after schools, shopping centres such as the Arena & Gallagher retail park, multiple bus routes, and excellent road links (M6, A444), this property offers a convenient and comfortable lifestyle for its fortunate occupants.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Street Parking
- Council Tax Band: A
- EPC Rating: D
- Total Area: Approx. 947 Sq. Ft



GROUND FLOOR		Bedroom 3	10'11 x 8'4
Hall		Bathroom	
Lounge	10'11 x 10'8	SECOND FLOOR	
Dining Room	14'2 x 10'11	Bedroom 1	15'10 x 9'8
Kitchen	13'2 x 10'9	En-Suite	
FIRST FLOOR		OUTSIDE	
Landing		Rear Garden	
Bedroom 2	14'2 x 10'11	Front Garden	