

Floor Plan



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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

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Gresley Road
Henley Green CV2 1BD



£190,000 Guide Price

**Bedrooms 2
Bathrooms 1**

This charming two-bedroom semi-detached home, close to the University Hospital, has been lovingly maintained by the same owner for over 40 years. The result is a light-filled property with a lovely feeling of home. With the benefits of a conservatory kitchen extension, driveway, and a lush, south-facing private rear garden, this home is perfect for first-time buyers or anyone downsizing. The property is offered with no chain.

Park on your drive and enter the porch. Take off your shoes and head through the hall into the lounge/dining room. This space is illuminated with natural light from the front window. The lounge area has a plush light grey carpet and room for a large sofa. An attractive electric fireplace provides a focal point, perfect for chilly evenings whilst watching your favourite series on Netflix. The dining area has laminate flooring and plenty of space for a good-sized dining table for entertaining guests when rustling up a three-course meal in the kitchen.

The kitchen, situated within the added conservatory, features a good range of cream, easy-to-clean cabinets. There is an integrated oven, hob, and extractor, as well as space for a washing machine, under-counter fridge, and freezer.

Outside, the property truly shines with its private rear garden, featuring a block-paved patio and a sprawling lawn bordered by colourful plants and trees. This tranquil oasis is perfect for hosting summer gatherings or simply unwinding after a long day.

Venture upstairs to discover two well-appointed bedrooms and a modern bathroom. The main bedroom boasts fitted wardrobes and a spacious layout, while the second bedroom overlooks the lush garden below, offering a peaceful retreat. The bathroom features modern fixtures and fittings, is fully tiled, and includes a bathtub with a shower overhead and a chrome heated towel rail. This is an ideal spot to light some candles and enjoy a long soak after a tough day.

The property sits on a peaceful road, surrounded by many amenities, including schools, local shops, supermarkets, the University Hospital, open greens, and the M6/M69 motorways.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway for 1 car
 Garden Direction: South-West
 Council Tax Band: A
 EPC Rating: D
 Total Area: Approx. 700 Sq. Ft



GROUND FLOOR

- Porch
- Hall
- Lounge/Dining Room 21'9 x 13'11
- Conservatory Kitchen 13'1 x 7'4

FIRST FLOOR

- Bedroom 1 11'5 x 9'3
- Bedroom 2 10'1 x 8'8

- Bathroom
- OUTSIDE**
- Rear Garden
- Driveway