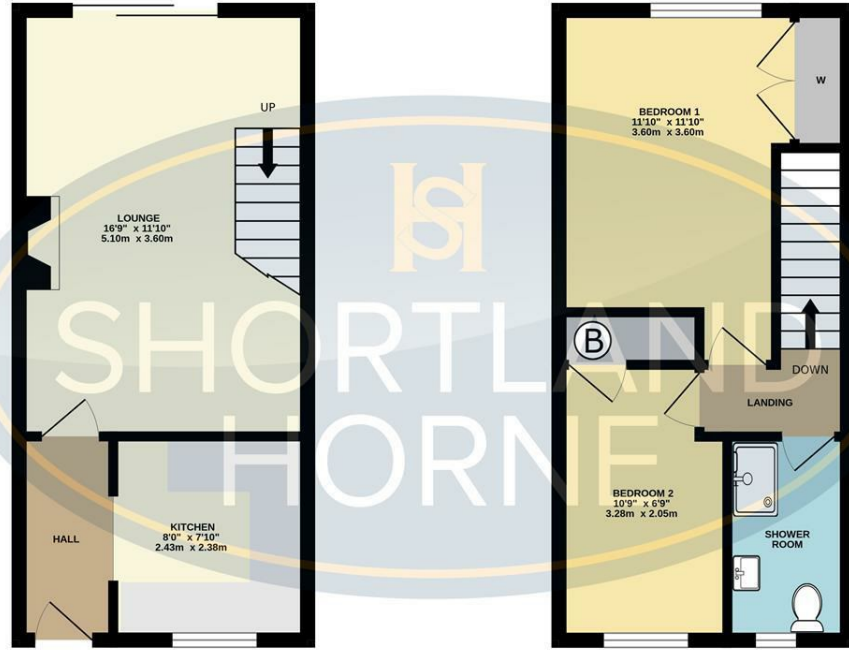


## Floor Plan

GROUND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.

1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix (2024)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		71	
(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

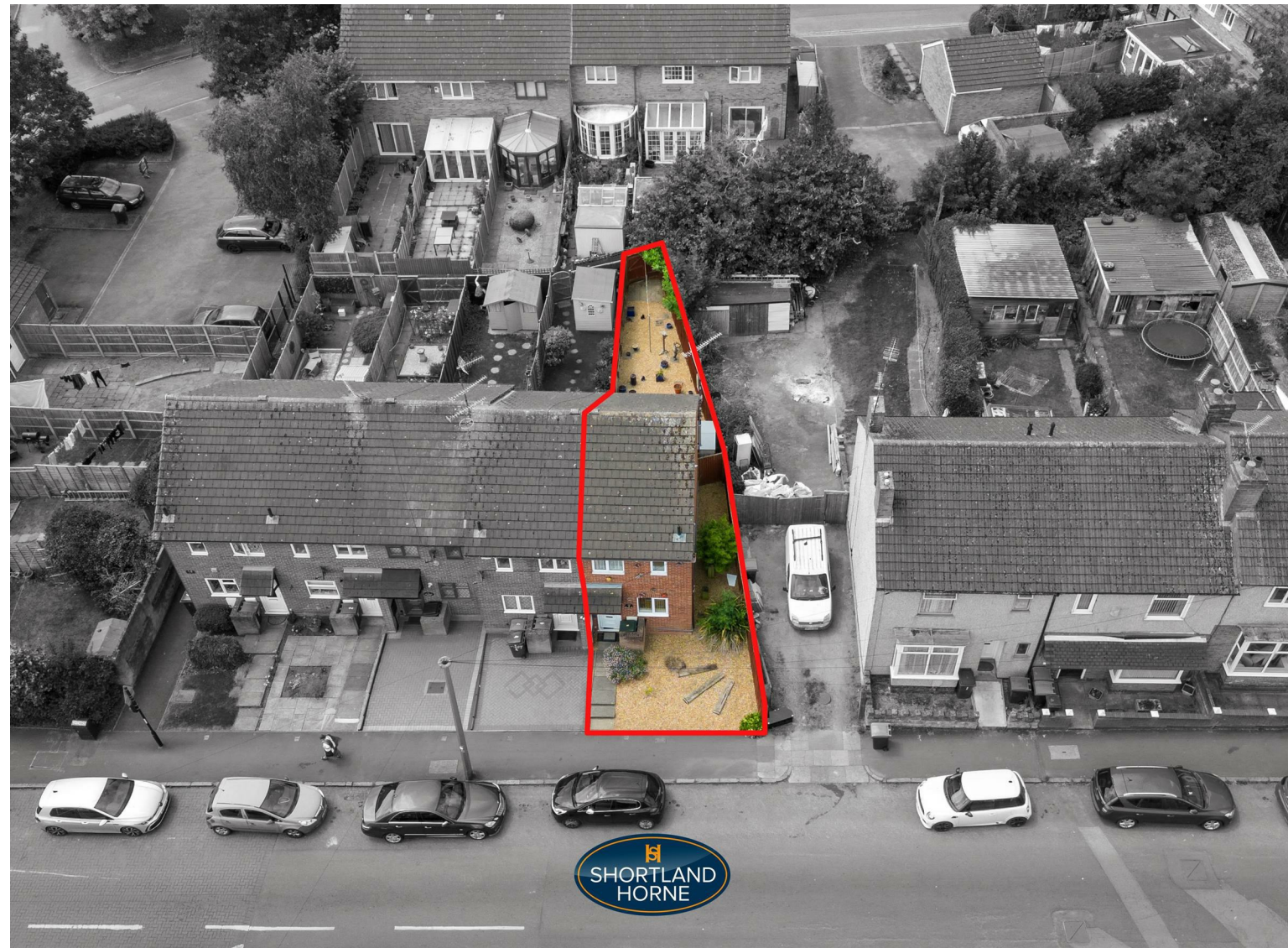
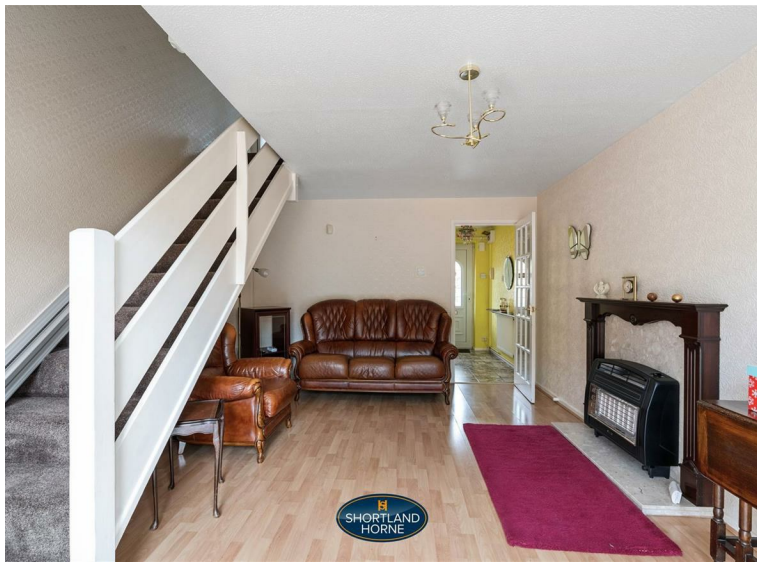
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Briton Road**  
**Stoke CV2 4RT**



**£160,000 Offers Over**

**Bedrooms 2  
Bathrooms 1**

This charming end-of-terrace property is now on the market with no onward chain, presenting an excellent opportunity for first-time buyers or investors seeking a ready-to-move-in home. The property has been designed to maximise space and functionality, ensuring a comfortable living experience.

Upon entering, you are welcomed by a bright hallway with a stylish tiled floor that seamlessly flows into the kitchen. Situated at the front of the property, the kitchen features white shaker-style cabinets, providing ample storage for all your culinary needs. There is a free-standing cooker, an under-counter fridge, a fridge-freezer, and a washing machine and half size dishwasher, which will remain in the property for the new owner.

Moving further into the home, you reach the inviting lounge, which boasts a laminate floor that enhances the room's aesthetic. This comfortable space accommodates sofas and a small dining table, creating a versatile space for relaxing and dining. The room is flooded with natural light from the large sliding patio doors, which open to reveal a private, low-maintenance rear garden. This outdoor space is perfect for al fresco dining, gardening, or simply unwinding in a peaceful setting.

Ascending the staircase from the lounge, you arrive at the first floor, where you'll find two generously sized bedrooms. The main bedroom is equipped with built-in wardrobe, providing ample space to keep your belongings organised and the rooms clutter-free. The bedrooms are designed to offer comfort and quietness, ensuring a restful night's sleep.

The modern shower room on this floor is well-appointed, featuring contemporary fixtures and fittings. With a stylish design and practical layout, this bathroom is perfect for daily use and offers a refreshing retreat.

Externally, the property benefits from its end-of-terrace position, offering additional privacy and outdoor space. The low-maintenance rear garden is an ideal spot for outdoor activities and entertaining guests, with minimal upkeep required. The front of the property also offers curb appeal with its neat and tidy appearance.

Additionally, the property includes the convenience of a parking spaces in the communal parking area at the rear, ensuring off-road parking for residents.

Situated in a convenient location, this home is within easy reach of local amenities, including shops, schools, and transport links, making it an ideal choice for those seeking a blend of comfort and accessibility.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: Communal parking & Street parking  
 Garden Direction: South-West  
 Council Tax Band: A  
 EPC Rating: C  
 Total Area: Approx. 531 Sq. Ft



**GROUND FLOOR**

Hall  
 Kitchen 8' x 7'10  
 Lounge 16'9 x 11'10

**FIRST FLOOR**

Landing  
 Bedroom 1 11'10 x 11'10  
 Bedroom 2 10'9 x 6'9

**Shower Room**

**OUTSIDE**  
 Rear Garden  
 Front Garden