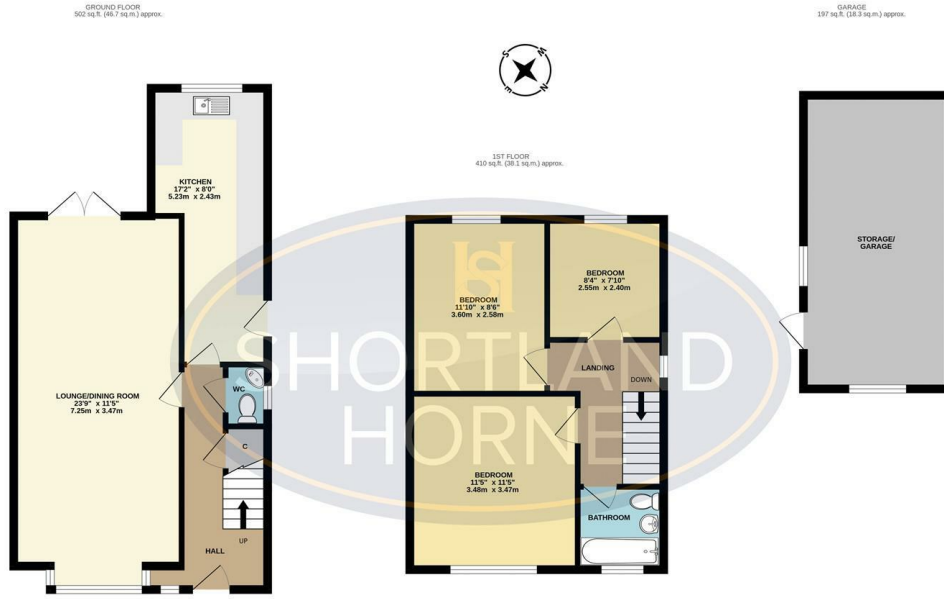


Floor Plan



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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.
 Made with Metropix ©2024

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	
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.

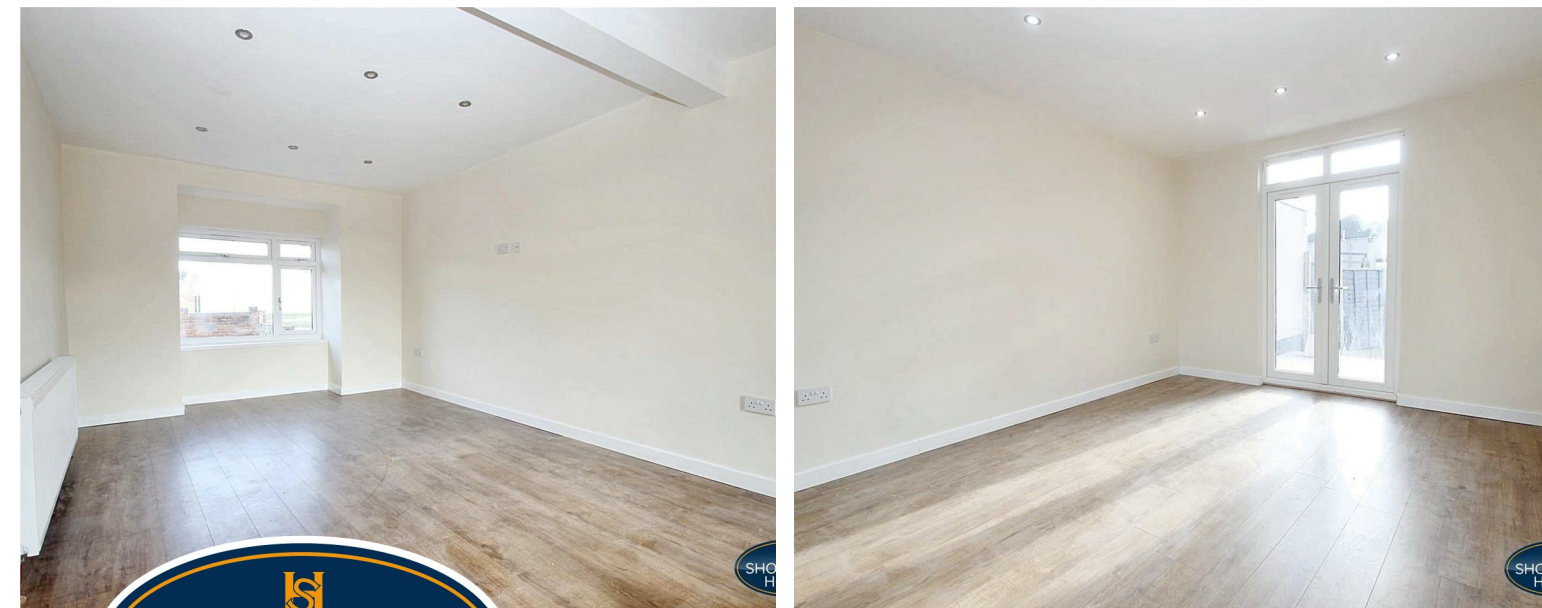
Appliances

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

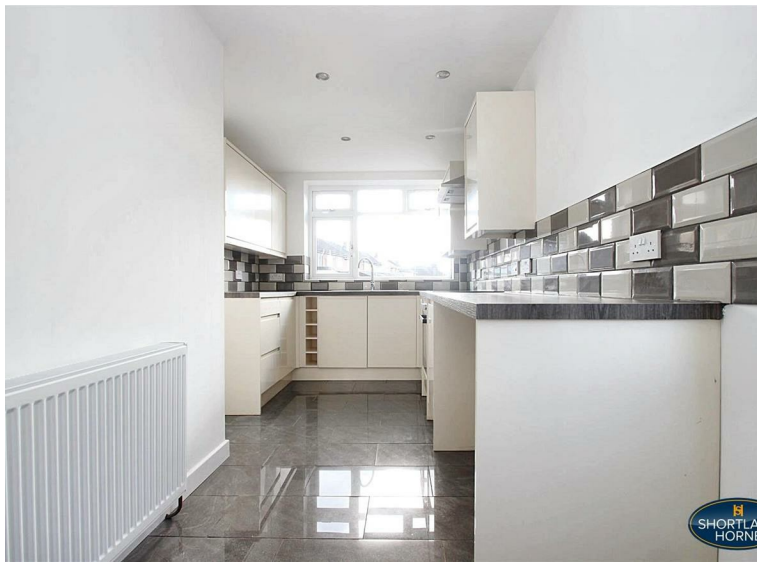
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Henley Road
Henley Green CV2 1AX



£245,000

**Bedrooms 3
Bathrooms 1**

This spacious three-bedroom, semi-detached home is perfectly situated on Henley Road and is available for sale with no upward chain.

The current owner completed a comprehensive refurbishment in 2020, including re-plastered walls, new electrical wiring, a modern heating system, double glazing, and new flooring throughout. The result is a light-filled yet homely property, perfect for a growing family. This is a home you can move straight into!

Upon entering, you are welcomed by a large entrance hallway where you can hang your coat and take off your shoes. The front lounge/dining room is brightened by a front window and French doors that open to a patio area leading to a vast rear garden. At the end of the hallway, there is a fully tiled and equipped WC. The re-fitted kitchen is cleverly designed to include ample storage and plenty of work surfaces for even the most ambitious cook. It features an integrated oven, hob, and space for a washing machine and tumble dryer. Upstairs, you will find two bright and airy double bedrooms, a larger-than-average third bedroom, and a family bathroom.

Externally, the home boasts a private, sun-kissed rear garden with a mix of lawn, patio areas, and stone borders. The substantial brick-built garage has been converted for use as a workshop or storage space. Vehicular access is available at the rear, providing sufficient parking for two cars (though the rear access is currently overgrown). The front garden also offers the potential to create additional off-road parking.

The property is surrounded by numerous amenities, including schools, local shops, supermarkets, the University Hospital, open green spaces, and easy access to the M6/M69 motorways.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain. Current tenants will be vacating.
- Parking Arrangements: Hardstanding in rear garden & Street Parking
- Garden Direction: South-West
- Council Tax Band: B
- EPC Rating: D
- Total Area: Approx. 1110 Sq. Ft

*Please note that some of the images were taken when the property was empty, before the current tenants moved in.



GROUND FLOOR

- Hallway
- Lounge/Dining Room 23'9 x 11'5
- Kitchen 17'2 x 8'

FIRST FLOOR

- Landing
- Bedroom One 11'5 x 11'5
- Bedroom Two 11'10 x 8'6

- Bedroom Three 8'4 x 7'10
- Bathroom 5'10 x 5'9
- OUTSIDE**
- Rear Garden
- Front Garden
- Workshop/Storage