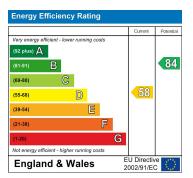
Floor Plan



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 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















£150,000 Guide Price

Bedrooms 2 Bathrooms 1

CASH BUYERS ONLY...
CASH BUYERS ONLY...

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 Paulingroß durndri Weitindheribendfits poiralhoungs, offiscownstrings statulidus, add introvagh about he blooming printing rooming allidens philic property in property with a lovely Paulingroß durndri Weitindheribendfits poiralhoungs, offiscownstrings, statulidus, add introvagh about he blooming printing rooming allidens philic property in property with a lovely Paulingroß durndri Weitindheribendfits poiralhoungs, offiscownstrings, and the first 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.

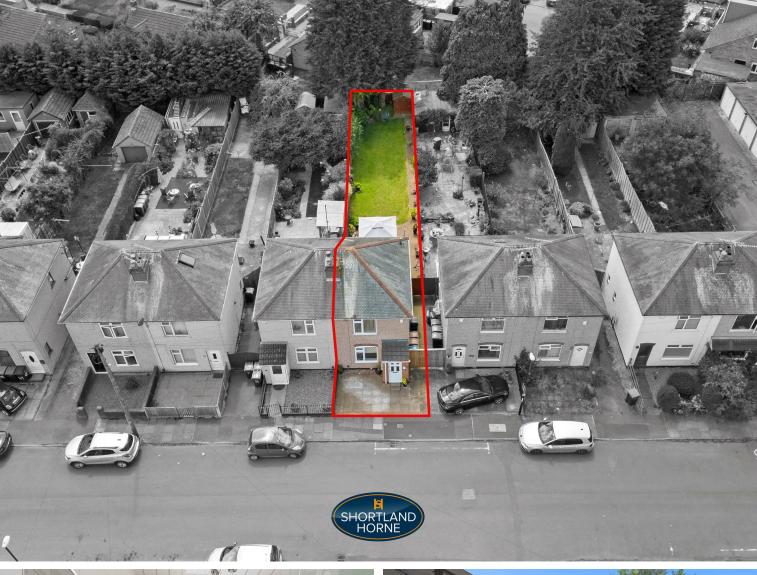
The kitchen, situated within the added conservatory, features a good range of cream, easy-to-clean cabinets. There is an integrated oven, hob, and extractor, as well as space for a washing machine, under-counter fridge, and freezer.

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