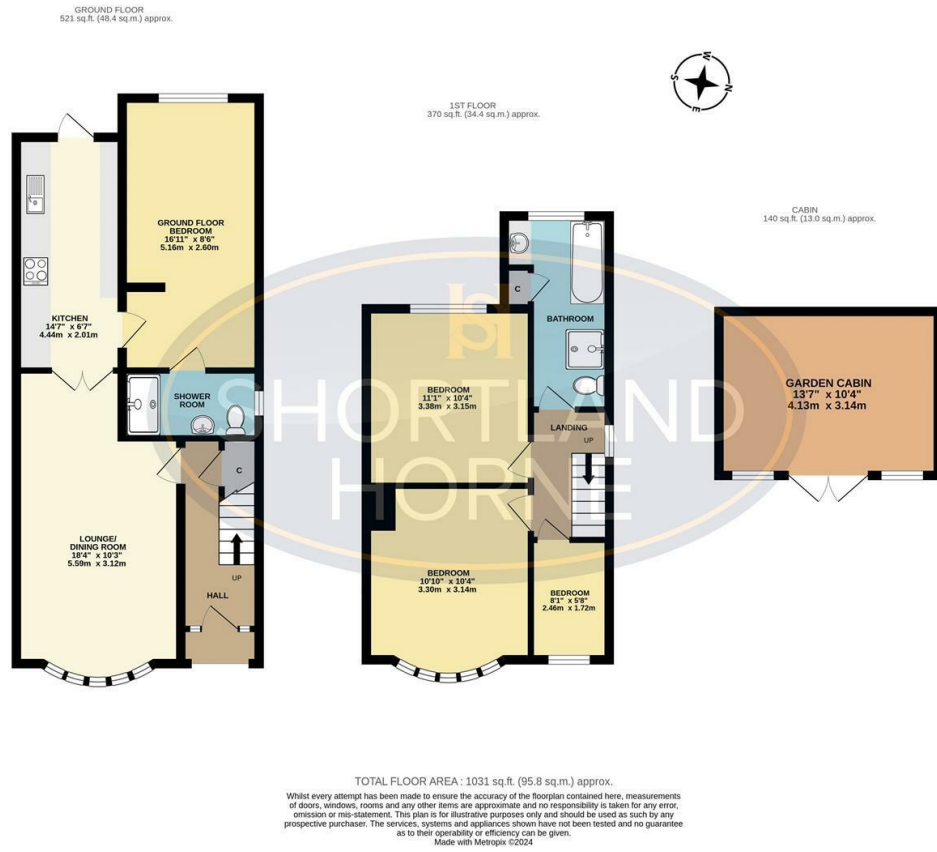


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(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.

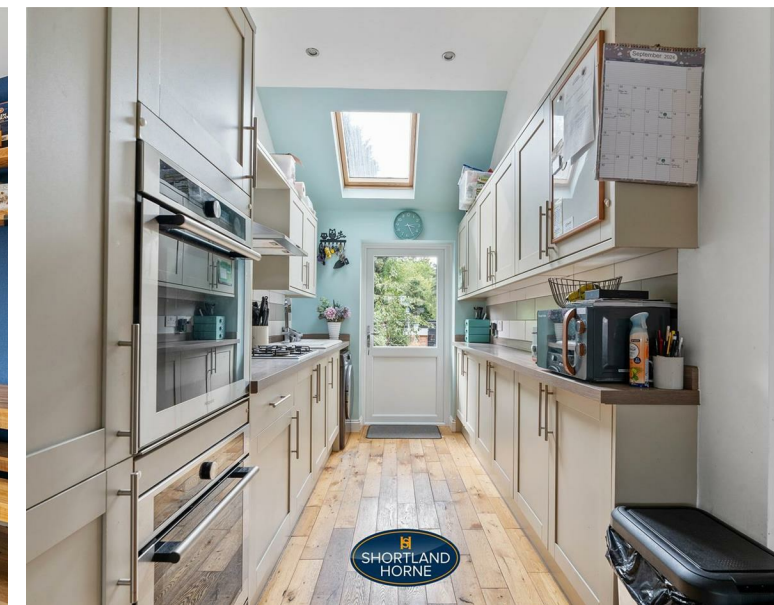
### Appliances

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.



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

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**Herrick Road**  
**Poets Corner CV2 5JN**



£300,000

Bedrooms 4  
Bathrooms 2

This beautifully presented and extended four-bedroom family home on Poets Corner is a true delight, combining contemporary living with lovely finishes. With its prime location and outstanding accommodation, this property is certain to attract significant attention.

Upon entering the ground floor, you are greeted by a welcoming hallway that immediately draws your eye to the striking solid oak flooring, which runs seamlessly throughout this level. The layout has been thoughtfully designed to suit a growing family, providing both functional and stylish spaces. The generously sized lounge offers a comfortable retreat, ideal for relaxing after a long day, with ample space for family and guests.

The modern galley kitchen is a standout feature of the home. With sleek shaker-style cabinets, it offers plenty of storage, and its integrated appliances include not just one but two electric ovens, a gas hob, and a fridge freezer. The French doors, leading to the rear garden, and the Velux window overhead ensure the room is bathed in natural light, creating a bright and airy atmosphere. Adjacent to the kitchen, you'll find a well-proportioned ground floor bedroom, enhanced with skylights that provide additional brightness. This room also benefits from an en-suite shower room, offering convenience and privacy. Like the first-floor bedrooms, this space has been equipped with air conditioning, an upgrade that ensures year-round comfort across the property.

The first floor continues to impress, with two generously sized double bedrooms and a comfortable single bedroom. All bedrooms have been fitted with air conditioning, ensuring a cool and restful environment during warmer months. The extended family bathroom is modern and well-appointed, featuring a stylish bathtub and a newly replaced shower cubicle as of August 2024, making it a functional and inviting space for the whole family.

The rear garden is a serene and private retreat, featuring mature trees in the distance that provide both a picturesque backdrop and added privacy. As you step outside, you are welcomed by a large decked area, perfect for al fresco dining or hosting summer gatherings. The garden is beautifully landscaped with vibrant flower beds and shrubs that add colour and charm to the space. One of the key highlights is the fabulous garden cabin, which has also been fitted with air conditioning. This versatile cabin can serve as a home office, gym, or playroom and will remain as part of the sale, adding extra value and flexibility to the property.

In addition to the lovely interior and garden, the property has benefited from further upgrades, including the replacement of both the front and rear doors in July 2024, adding a modern, secure touch to the home.

Situated on Herrick Road, a highly sought-after residential area, the property is conveniently located close to excellent schools, local shops, and major road networks, making it the perfect family home in a prime location.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Looking for a property to buy  
Parking Arrangements: Driveway  
Garden Direction: West facing  
Council Tax Band: B



GROUND FLOOR

Entrance Hallway

Lounge/Dining Room 16'8 (max) x 10'6 (max)

Kitchen 16'6 x 6'8

Ground Floor Bedroom 17'1 x 9'5

En-suite

FIRST FLOOR

Bedroom 1 11'2 x 10'6

Bedroom 2 11'2 x 10'6

Bedroom 3 7'11 x 5'9

Extended Family Bathroom 11'8 x 5'7

OUTSIDE

Rear Garden

Garden Cabin

Front Driveway