

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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

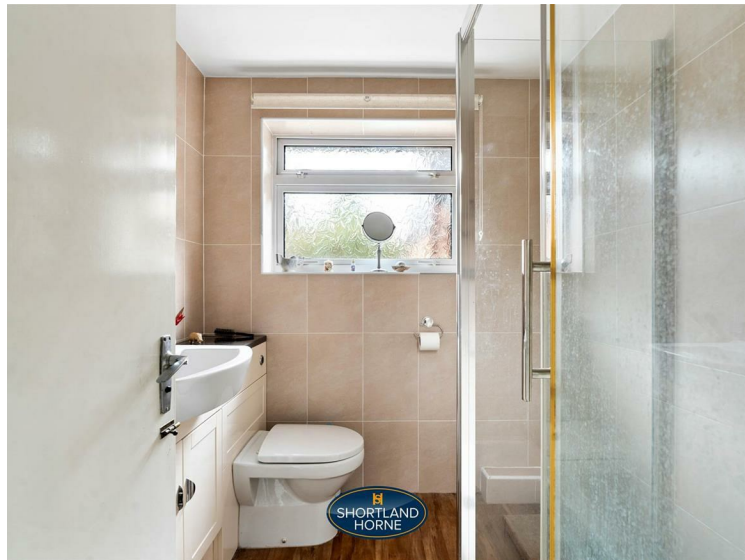
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Shilton Lane
Walsgrave CV2 2AB



£285,000

**Bedrooms 2
Bathrooms 1**

Set on a spacious plot in the tranquil surroundings of Shilton Lane, this detached bungalow presents an exceptional opportunity for modernisation and personalisation, making it the perfect retreat for those seeking a peaceful lifestyle with the comforts of home. Lovingly cared for by the same family for over 40 years, this well-maintained property is now available with no onward chain, ready for new owners to update and make their own. As you arrive, the bungalow impresses with its off-street parking, which includes a garage and additional space for up to three vehicles, offering ample room for family and visitors alike. Stepping inside, the entrance porch opens into a bright, welcoming hallway that leads into a spacious dining area, where a skylight bathes the room in natural light, creating an inviting and airy feel.

The kitchen, though functional and well-equipped, offers potential for modern upgrades. It features an array of shaker-style units for generous storage and includes space for a dishwasher, washing machine, and cooker—all of which the current owners are willing to leave behind. A convenient side door provides easy access to the garden and garage.

From the dining room, you step down into a cosy lounge, centred around a charming brick fireplace with a gas fire, ideal for relaxing during cooler evenings. The lounge flows seamlessly into a sunlit conservatory via sliding doors, where you can enjoy year-round relaxation while admiring the expansive garden views. This conservatory is perfect for unwinding or entertaining guests in a bright and peaceful setting.

The property includes two well-proportioned double bedrooms, each offering built-in storage, and a modern shower room that ensures convenience and practicality.

The standout feature of this home is its south-east facing garden, a private haven bordered by mature trees, vibrant shrubs, and colourful bushes. Bathed in sunlight, this generous outdoor space is ideal for alfresco dining, family gatherings, or simply enjoying the serenity of nature. Two large sheds offer extra storage for gardening tools and outdoor equipment.

The front of the property is equally practical, with a garage and ample driveway space for three cars, making it ideal for modern households with multiple vehicles.

While offering a peaceful lifestyle, the bungalow is conveniently located near a variety of amenities, including local shops, cosy pubs, regular bus routes, and easy access to the M6 motorway, ensuring seamless travel. The nearby open fields provide lovely spots for outdoor walks, and University Hospital is just a short drive away, blending tranquility with practicality.

With its scope for modernisation and potential to add personal touches, this bungalow offers a unique chance to create a contemporary home in a peaceful and well-connected location.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway (3 cars)
 Garden Direction: South-East
 Council Tax Band: C
 EPC Rating: D
 Total Area: Approx. 1138 Sq. Ft



INTERNAL		
Porch		
Hall		
Lounge	15'11 x 11'2	
Dining Room	10'9 x 7'10	
Kitchen	10'10 x 7'7	
Conservatory	13'9 x 10'7	
Bedroom 1	12'3 x 9'7	
		Bedroom 2
		11'1 x 9'10
		OUTSIDE
		Garage
		15'4 x 8'
		Rear Garden
		Driveway