

Floor Plan



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and for 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.
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EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	62	
(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.

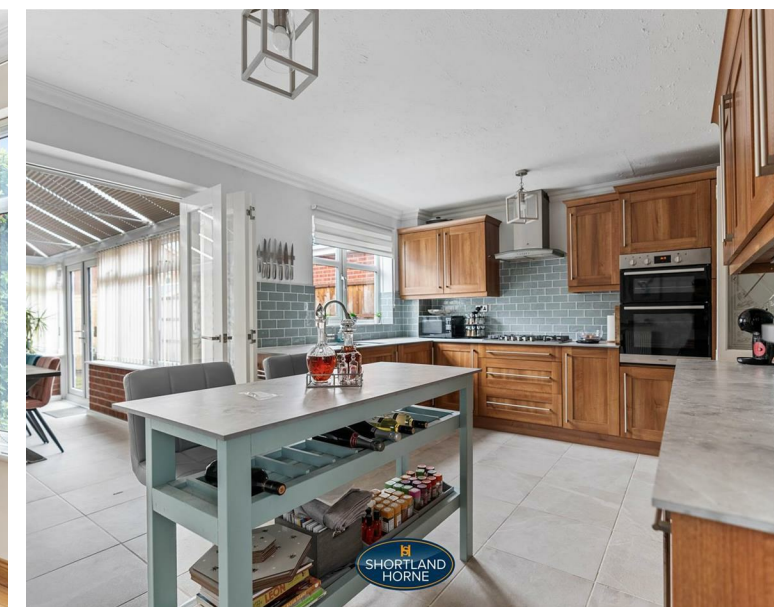
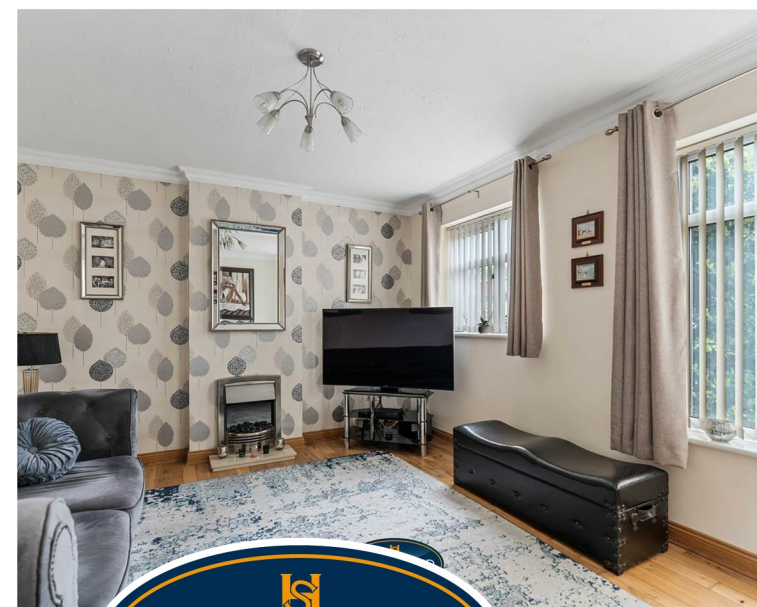
Appliances

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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Peacock Avenue
Walsgrave CV2 2PB



£295,000 Offers Over

**Bedrooms 3
Bathrooms 1**

UNEXPECTEDLY BACK ON THE MARKET - Price reduced to attract a serious buyer.....Take a look at this inviting three-bedroom family home in a peaceful cul-de-sac, offering a serene lifestyle next to expansive open fields ideal for children's play and leisurely walks.

Peacock Avenue boasts a peaceful ambiance with no through traffic, making it a perfect retreat while still being conveniently close to a wide range of amenities. Residents can enjoy easy access to various shops, supermarkets, multiple bus routes, health clubs, a bingo hall, and the nearby University Hospital. Dining options abound with various restaurants in the vicinity, and commuting is a breeze with quick connections to major transport arteries including the M6, M69, M1, and the A46.

As you step into this immaculate home, you're welcomed by a charming entrance hall that sets the tone for the rest of the property. The tastefully decorated lounge is a cosy haven featuring a hardwood floor, an inviting electric fire, and two large windows that flood the space with natural light, creating a warm and inviting atmosphere. Moving through to the stylish kitchen/dining room, you'll find a tiled floor that seamlessly transitions into the adjoining conservatory. The kitchen is a chef's delight, equipped with a fantastic selection of shaker style cabinets, new, sleek worktops, modern integrated appliances including a dishwasher, double oven, washer-dryer, and gas hob. The bi-fold doors between the kitchen and conservatory open up to create an expansive open-plan space, perfect for entertaining guests. New French doors lead from the conservatory to the outdoor patio area, extending the living space and creating a seamless connection between indoors and outdoors. Additionally, the converted garage serves as a versatile study, providing an ideal work-from-home setup, complete with convenient storage space for garden tools.

Upstairs, the property boasts two double bedrooms, both featuring built-in wardrobes for ample storage and a generous single bedroom. Each bedroom exudes a light and airy ambiance, offering a peaceful retreat for restful nights. The beautifully appointed bathroom is fully tiled and features a pristine white three-piece suite, with the added luxury of a rainfall shower over the bath. The airing cupboard housing the combi boiler ensures efficient heating and hot water distribution throughout the home.

Outside, the property delights with its private south-facing rear garden, offering a tranquil oasis with a spacious patio seating area, vibrant floral borders, and mature trees at the rear providing an added sense of privacy. The garden is designed for relaxation and outdoor enjoyment, with convenient access from both the conservatory and the front of the property. The front of the home benefits from a block paved driveway which provides ample parking for multiple vehicles, making coming and going a hassle-free experience for residents and guests alike.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: Looking for a property to buy
 Parking Arrangements: Driveway
 Garden Direction: South
 Council Tax Band: D
 EPC Rating: D
 Total Area: Approx. 1036 Sq. Ft



GROUND FLOOR

Hall	
Lounge	15'11 x 10'11
Kitchen/Dining Room	15'11 x 10'10
Conservatory	15'5 x 7'11
Study	16'6 x 7'10

FIRST FLOOR

Landing

Bedroom 1	11'2 x 11'2
Bedroom 2	11'2 (max) x 11'1
Bedroom 3	8'4 x 7'4
Bathroom	
OUTSIDE	
Rear Garden	
Driveway	