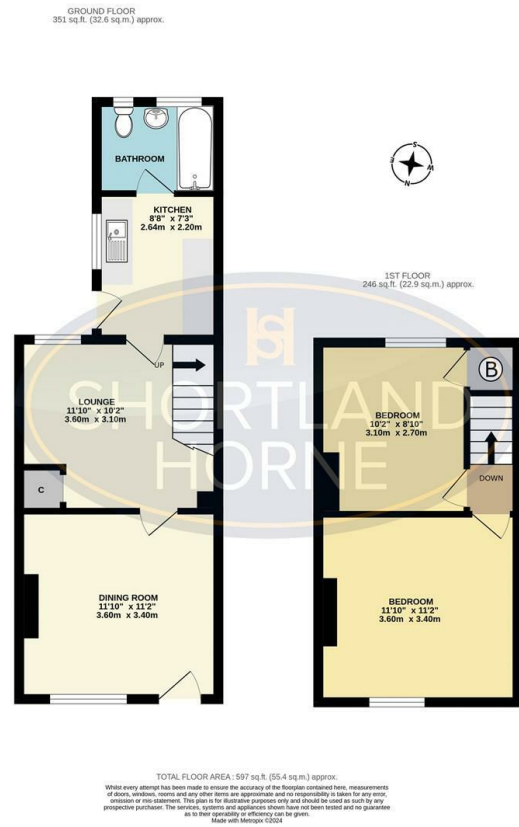


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(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.



**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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follow us  

**Caludon Road**  
**Stoke CV2 4LP**





# £160,000 Offers Over | Bedrooms 2 Bathrooms 1

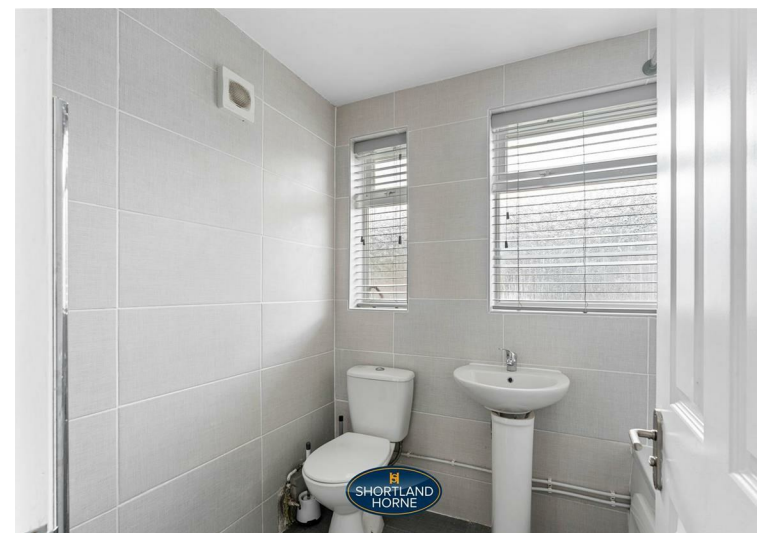
Located in Caludon Road, Stoke, Coventry, this 2 up 2 down mid-terrace house presents a wonderful opportunity for those seeking a cosy abode. Boasting two reception rooms, a well-equipped kitchen, and two spacious double bedrooms, this property offers a comfortable living space perfect for individuals or small families.

With a traditional design and a well-thought-out layout, this home exudes a warm and welcoming atmosphere. The property is cleverly utilised to provide ample space for relaxation and entertainment. The two reception rooms offer versatility, allowing you to create distinct living and dining areas to suit your lifestyle.

Conveniently located near Coventry University and UHCW, this residence offers easy access to educational and healthcare facilities, making it an ideal choice for students, medical professionals, or investors looking to capitalize on the rental market.

Whether you're considering your first home purchase or looking to expand your property portfolio, this well-presented house is a fantastic opportunity not to be missed.

- GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: On street parking  
 Garden Direction: South  
 Council Tax Band: A  
 EPC Rating: C  
 Total Area: Approx. 597 Sq. Ft



<b>GROUND FLOOR</b>		<b>Bedroom 2</b>	10'2 x 8'10
Dining Room	11'10 x 11'2	<b>OUTSIDE</b>	
Lounge	11'10 x 10'2	Rear Garden	
Kitchen	8'8 x 7'3		
Bathroom			
<b>FIRST FLOOR</b>			
Bedroom 1	11'10 x 11'2		