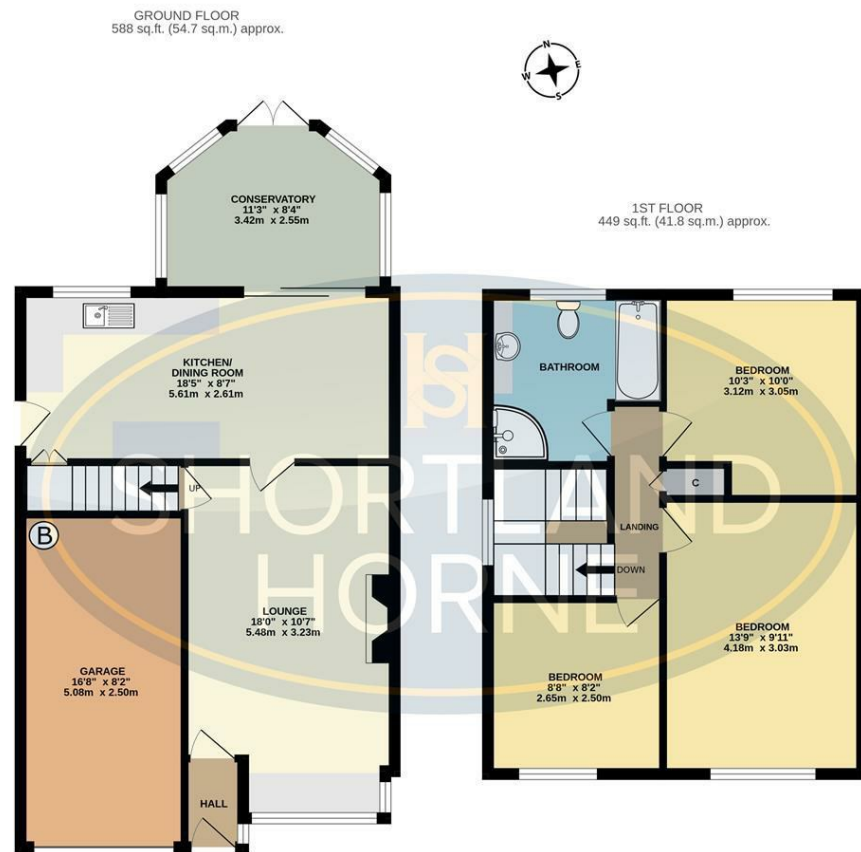


Floor Plan



TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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
(81-91) B		67	
(69-80) C			
(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.

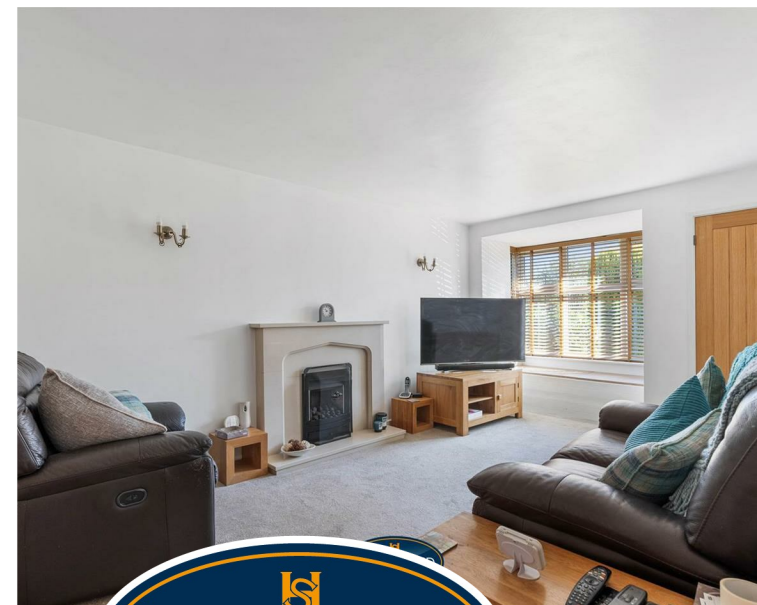
Appliances

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

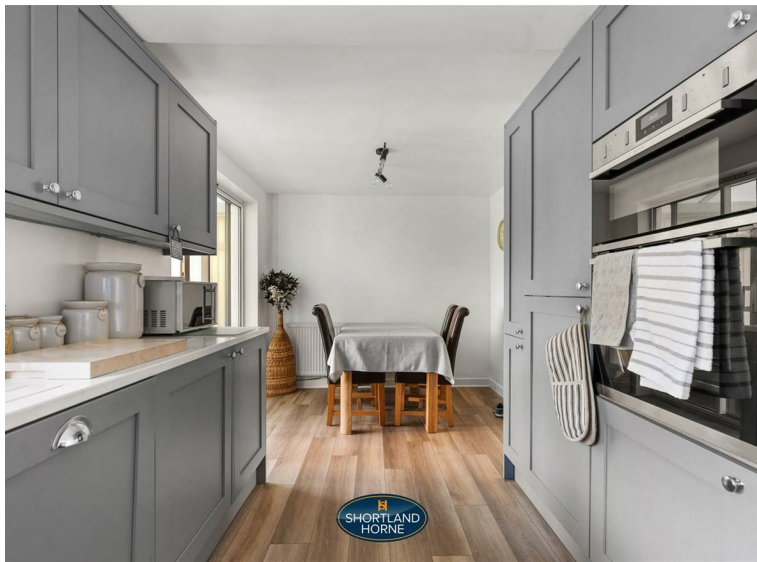
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Leven Way
Walsgrave CV2 2RA



£300,000 Offers Over

Bedrooms 3 Bathrooms 1

Nestled on a delightful plot in a peaceful cul-de-sac, this beautifully maintained 3-bedroom detached home offers both style and comfort in the sought-after Walsgrave area. With its prime location close to the University Hospital, the M6, and a wealth of local amenities, this property is perfectly suited for families and commuters alike.

Upon entering, you're welcomed into a bright hallway that leads into a cosy, inviting lounge. The room is beautifully finished with a plush, soft carpet underfoot, creating a warm and relaxing space. A feature gas fire takes centre stage, offering a perfect spot to unwind during the colder months, while the large window allows plenty of natural light to flood in.

The newly installed kitchen is a true highlight, designed with sleek grey shaker-style units and luxurious quartz worktops, offering a timeless yet modern feel. High-quality integrated appliances, including a Neff double pyrolytic oven, dishwasher, washing machine, and fridge/freezer, make this space both practical and elegant. Whether you're cooking or entertaining, this kitchen is sure to impress.

The conservatory is a wonderful addition to the home, providing a tranquil space to sit back and enjoy views of the garden. French doors swing open effortlessly, allowing the outdoors to flow in and creating an ideal transition between indoor and outdoor living.

Step outside to the west-facing rear garden, a true sun trap perfect for summer days. The garden is thoughtfully landscaped, with a block paved patio for outdoor dining and a well-kept lawn bordered by vibrant plants and shrubs. The garden wraps around the property, offering additional space and privacy. There's also a large shed, perfect for storing all your gardening tools, along with water butts for sustainable garden care.

Upstairs, there are three generous, light-filled bedrooms, all designed to promote restful nights of sleep. Each bedroom is spacious enough to comfortably accommodate large beds and furniture, offering plenty of room for relaxation and storage. Additionally, the property boasts a spacious, fully boarded attic, providing ample extra storage space.

The property further benefits from a double driveway, providing ample off-road parking. Inside, the large family bathroom features both a spacious shower and a bathtub, catering to all your needs. The home has been updated with modern internal doors, adding a contemporary touch throughout.

An array of popular schools are located close by, making this an ideal choice for families. Additionally, supermarkets, local pubs, and green spaces perfect for walking dogs are all within easy reach, enhancing the convenience of this location.

Surrounded by green spaces and conveniently located near major commuter routes, this property offers the perfect balance of peace and practicality. Offered for sale with no chain, it's ready for its next owner to move in and enjoy a relaxed, easy lifestyle in this sought-after location.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Driveway



GROUND FLOOR

Hall
 Lounge 18' x 10'7"
 Kitchen/Dining Room 18'5 x 8'7"

Conservatory 11'3 x 8'4"

FIRST FLOOR

Landing
 Bedroom 1 13'9 x 9'11"

Bedroom 2 10'3 x 10'
 Bedroom 3 8'8 x 8'2"
 Bathroom

OUTSIDE

Rear Garden
 Garage 16'8 x 8'2"
 Driveway