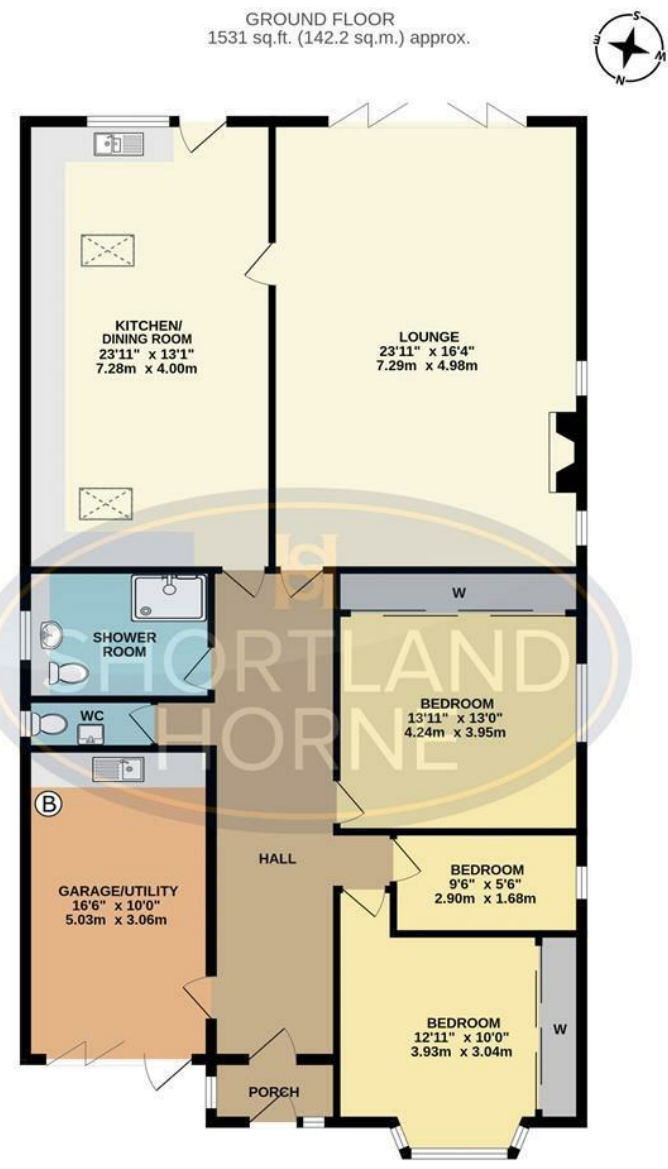


## Floor Plan



TOTAL FLOOR AREA: 1531 sq.ft. (142.2 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.  
Made with Metropix 6/2024

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

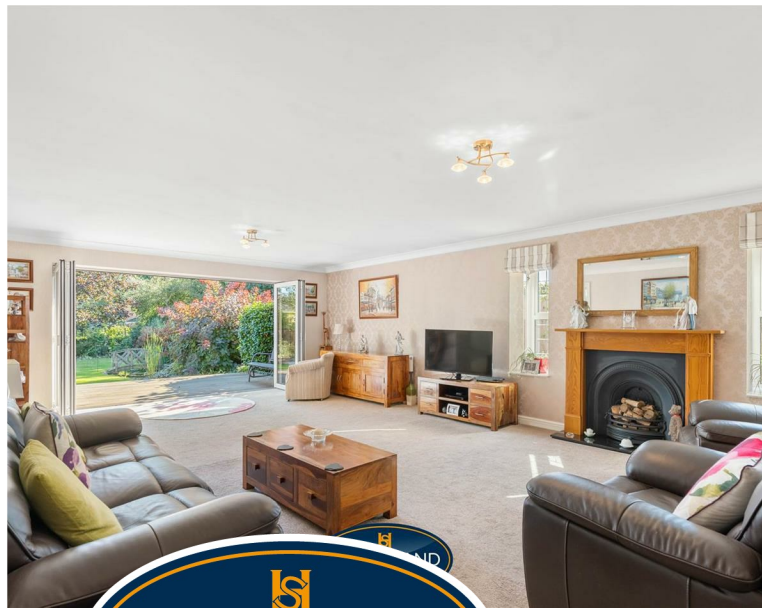
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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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**Wood Lane**  
**Shilton CV7 9JZ**



£475,000

Bedrooms 3  
Bathrooms 1

Prepare to be enchanted by one of the finest homes on the market in Shilton! This spectacular and generously extended three-bedroom rural retreat features over 1,500 square feet of living accommodation including a welcoming reception room, a spacious kitchen/dining room, a stylish shower room, and a versatile garage/utility room, all set within a beautifully landscaped garden on a generous plot.

Nestled on the outskirts of Coventry, the charming village of Shilton is perfect for those seeking a peaceful rural lifestyle. With a range of local amenities, convenient road links, a village hall, and a delightful local pub, you'll find everything you need surrounded by idyllic open fields and farmland.

As you step inside, a centralised hallway greets you, providing access to all rooms. The bright and airy living room, part of the rear extension, exudes warmth and comfort. Bifold doors seamlessly connect the indoor space to the stunning rear garden, allowing you to enjoy the beauty of the outdoors from the comfort of your home. With plush carpeting and ample room for large sofas and furniture, this inviting area is perfect for relaxation and gatherings.

The three bedrooms are designed for restful living, with the two spacious doubles benefiting from fitted wardrobes. The smaller of the three bedrooms is versatile enough to serve as a study or guest room. The well-appointed kitchen features a fantastic range of modern shaker-style cabinets, generous work surfaces, and integrated appliances, including an oven, gas hob, microwave, and fridge. Inset spotlights and two skylights flood the space with natural light, creating an inviting atmosphere, while there's plenty of room for a large dining table—perfect for family meals and celebrations. The refurbished shower room showcases a beautifully designed walk-in shower, complemented by a stylish vanity unit with basin and toilet. A separate WC is conveniently located in an adjoining room, adding to the home's practicality. An inner door from the hallway leads to the garage, currently used as a utility room and storage.

Set back from the main road, this remarkable home boasts a large frontage with ample off-road parking. But it's the south-facing rear garden that truly steals the show! Step out from the lounge onto an expansive decked area, where you can unwind with a book or enjoy al fresco dining while soaking up the sun.

The garden is a vibrant tapestry of colour and life. The first half is predominantly laid to lawn, inviting children and pets to play freely, and is bordered by beautifully arranged floral displays. A delightful pond adds a serene touch to the landscape, creating a tranquil spot where you can relax and enjoy the soothing sounds of water. A charming pergola invites you to take a moment under its shade, surrounded by fragrant blooms.

As you wander further down the garden, you'll discover a lovely 'allotment' section, perfect for cultivating your green thumb and spending hours pottering among your plants. Whether you're growing your own vegetables or simply enjoying the act of gardening, this dedicated space offers endless opportunities for outdoor enjoyment. Mature trees and shrubs at the far end of the garden create a peaceful backdrop, ensuring privacy and a sense of tranquility.

Additional features include side access for convenient storage options, as well as handy water taps and electric points to enhance the practicality of the space.

Conveniently located, the property is just a 5-minute drive from Junction 2 of the M6 and the M69 Walsgrave Triangle, where you'll find a variety of supermarkets, a cinema, bowling alley, and pubs/restaurants. Fosse Park and Arena Park shopping centres are only a 15-minute drive away.

Don't miss the chance to make this exceptional home your own and enjoy the beauty of rural living!



GROUND FLOOR

Porch	
Hallway	
Lounge	23'11 x 16'4
Kitchen/Dining Room	23'11 x 13'1
Bedroom 1	12'11 x 10'
Bedroom 2	13'11 x 13'
Bedroom 3/Study	9'6 x 5'6

Shower Room

Guest WC	
Garage/Utility	16'6 x 10'
OUTSIDE	
Rear Garden	
Driveway	