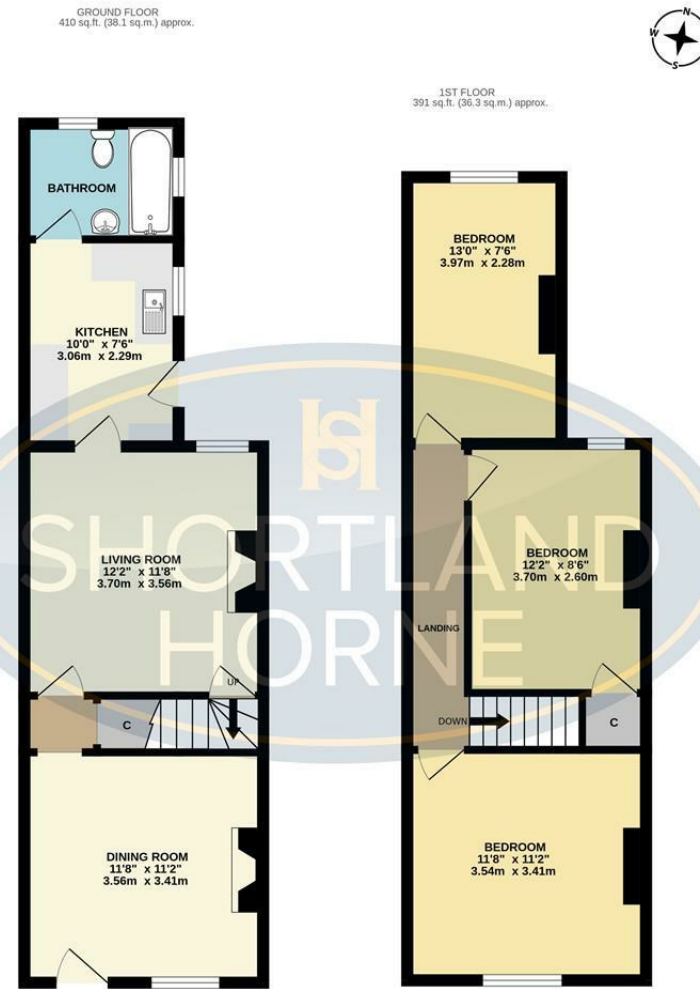


Floor Plan



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropac G224

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		32	
(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

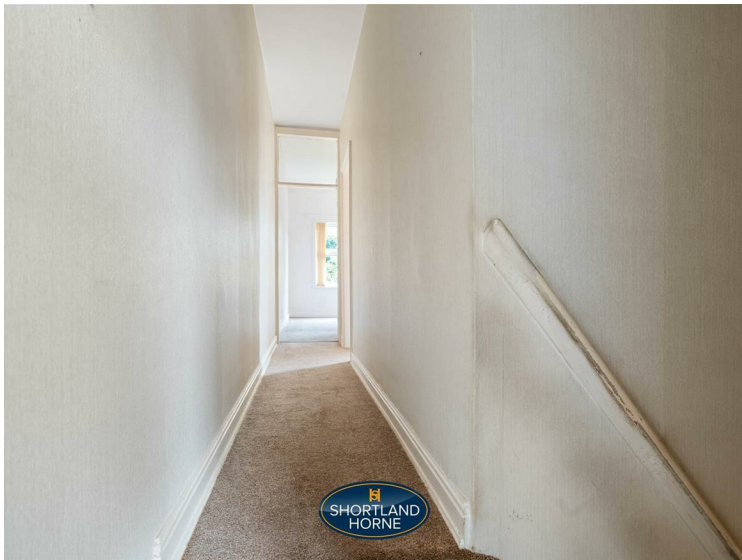
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Holmfield Road
Stoke CV2 4DD



£160,000 Offers Over

**Bedrooms 3
Bathrooms 1**

Offered for sale with no onward chain, this charming three-bedroom home in a popular area of Stoke presents a fantastic investment opportunity or first time buy. With some renovation work needed, including the installation of gas central heating, it provides an ideal blank canvas for buyers keen to shape the space to their own tastes and create a personalised haven.

On the ground floor, the home features a lounge and dining room, both neutrally decorated and equipped with gas fires, making for cosy gathering spaces. These rooms offer ample space for sofas and a dining table, catering to both relaxation and entertaining. Adjacent is a practical kitchen with shaker-style units, providing plenty of storage and preparation space as well as room for appliances and a breakfast table. A good-sized bathroom is conveniently located just off the kitchen, adding to the home's functional layout.

Upstairs, accessed via the dining room, there are three sizeable bedrooms, each with its own charming chimney breast. The two larger bedrooms come with built-in cupboards, offering additional storage space and further enhancing the property's appeal.

The outdoor spaces are equally inviting. A private rear garden, mostly laid to lawn and bordered by brick walls, provides an ideal setting for gardening, play, or simply unwinding. The front garden, with its well-kept lawn, pathway, and mature shrubs, adds a touch of charm and curb appeal. Street parking is available for residents.

The area is well-served by local amenities. The Ball Hill shopping parade is just a short walk from Holmfield Road and offers a variety of shops. Local schools are within walking distance, making this location ideal for families. Nearby parks provide green spaces for outdoor enjoyment, and the A444 offers easy access to the city's main roads. Coventry Station, only 2.2 miles from the property, provides convenient commuting options.

Overall, this home presents an exciting renovation project in a well-connected location, with immense potential to create a bespoke family residence tailored to individual style.

GOOD TO KNOW:
 Tenure: Freehold
 Vendors Position: No Chain
 Parking Arrangements: Street Parking
 Council Tax Band: A
 EPC Rating: F
 Total Area: Approx. 801 Sq. Ft

GROUND FLOOR		Bedroom 2	12'2 x 8'6
Dining Room	12'2 x 11'8	Bedroom 3	13' x 7'6
Lounge	11'8 x 11'2	OUTSIDE	
Kitchen	10' x 7'6	Rear Garden	
Bathroom			
FIRST FLOOR			
Landing			
Bedroom 1	11'8 x 11'8		