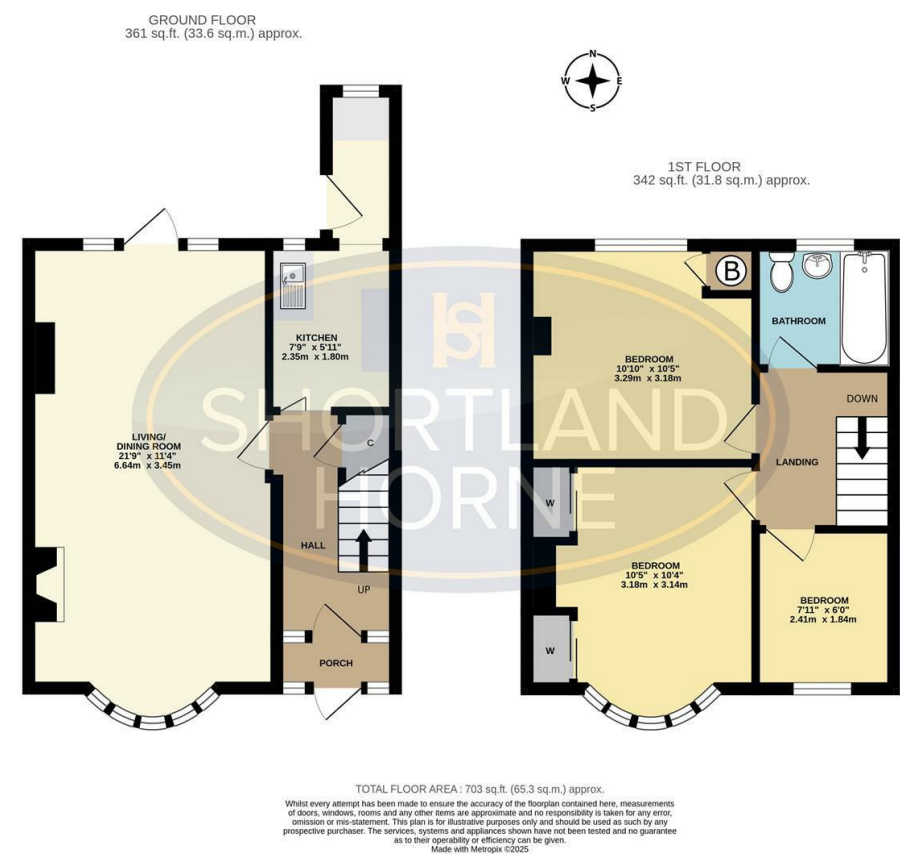
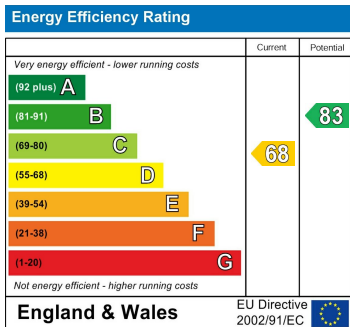


Floor Plan



EPC



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.

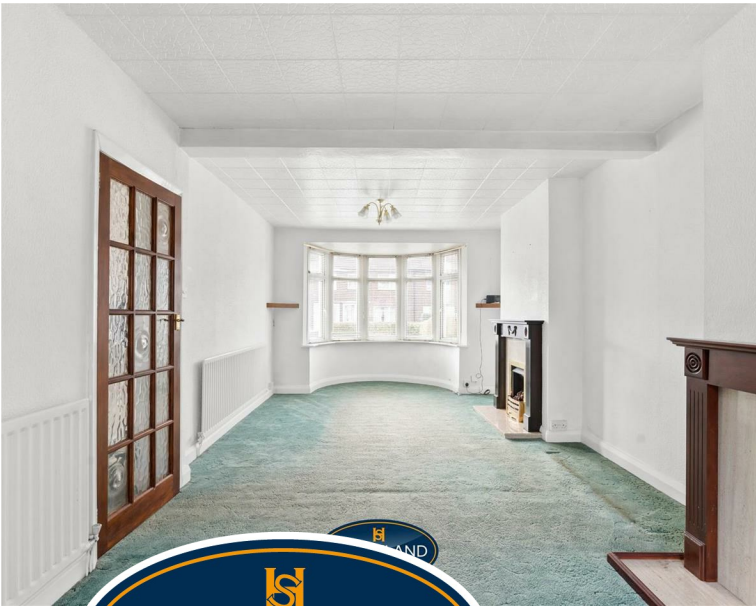
Appliances

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

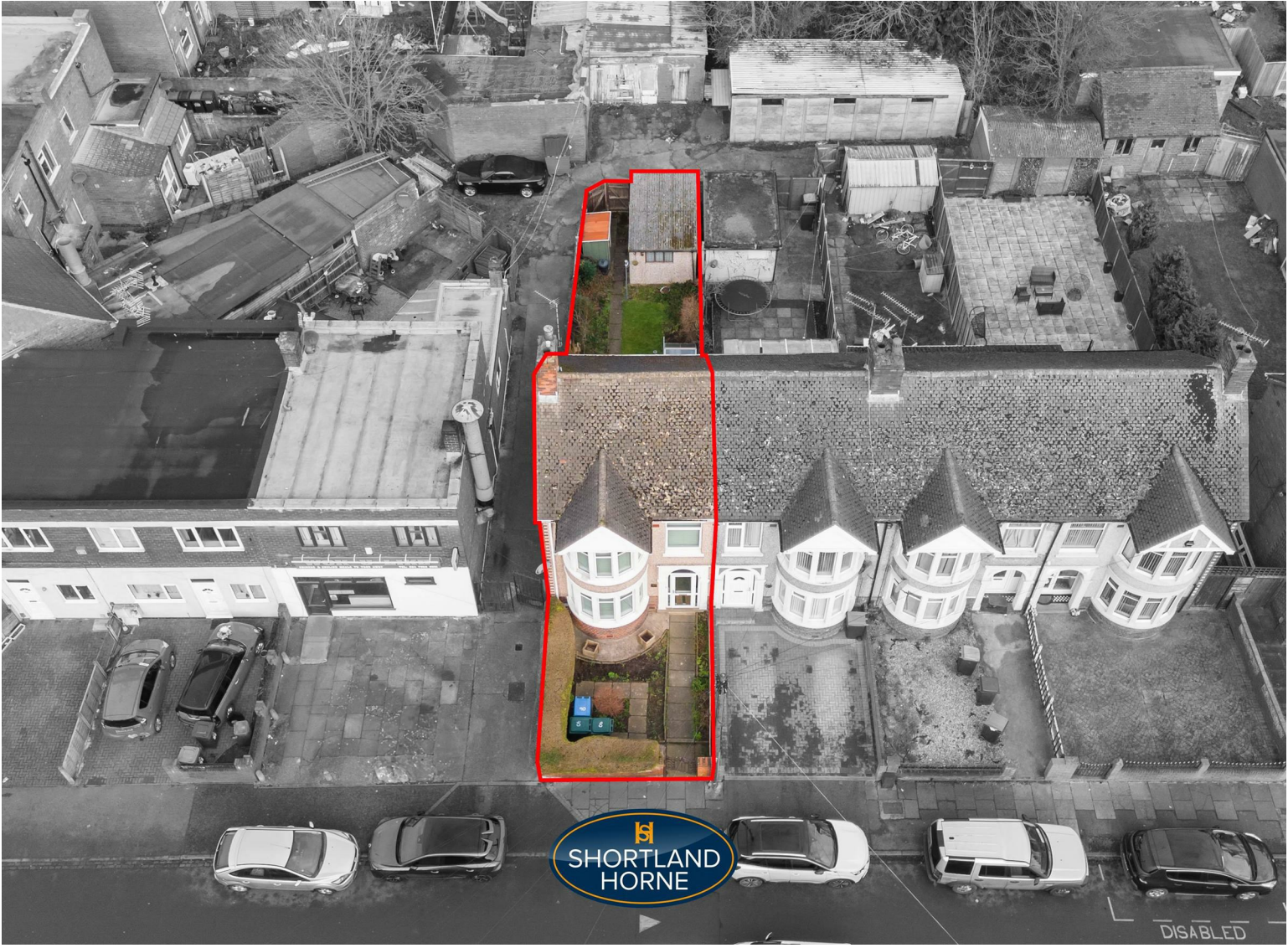
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Dudley Street
CV6 7EL



£195,000

Bedrooms 3
Bathrooms 1

This fantastic end-of-terrace home is an ideal opportunity for first-time buyers and investors seeking a property with great potential. Situated in the quiet, family-friendly neighbourhood of Courthouse Green, the house benefits from a convenient location with easy access to local amenities, schools, and key transport links including the A444 and M6 motorway. The nearby Gallacher Retail Park, Arena Retail Park, and various shops offer everything you need within close proximity.

Upon entering, you'll find a spacious through lounge, perfect for both relaxing and entertaining. The room is carpeted and features a gas fireplace and a circular bay window, allowing plenty of natural light to flood the space and giving it a real homely feel. The lounge offers a good amount of space for your furnishings and provides a versatile living area that suits a range of layouts.

The kitchen is compact, but offers a solid foundation for renovation. Although it requires updating, there is room for a cooker, and just off the kitchen is a practical space for a washing machine. It's the perfect area to put your personal touch on and transform it into a modern kitchen.

The property includes a lovely outdoor space with a private garden that has a patio area, a neat lawn, and mature shrubs, ideal for outdoor dining, gardening, or simply unwinding. There's plenty of room for potential improvements in the garden, and it provides a peaceful retreat for residents. Additionally, there's a garage at the rear of the garden, providing secure storage or potential for a variety of uses.

The home benefits from double glazing throughout and an EPC rating of D, ensuring reasonable energy efficiency. Street parking is available, providing convenient options for car owners.

With no onward chain, this property is ready for a new owner to move in without delay. Although it would benefit from some renovation, it is clean and tidy throughout and offers the flexibility for buyers to personalise it to their taste. The home is spacious, practical, and offers plenty of opportunity for value to be added, whether as a first home or as an investment property.

Ideal for first-time buyers or investors looking to add their mark, this property presents an excellent opportunity in a well-connected and desirable area.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Street Parking
Council Tax Band: A
EPC Rating: D (68)
Approx. Total Area: 703 Sq. Ft



GROUND FLOOR

Porch

Hallway

Living/Dining Room

21'9 x 11'4

Kitchen

7'9 x 5'11

FIRST FLOOR

Landing

Bedroom 1

10'5 x 10'4

Bedroom 2

10'10 x 10'5

Bedroom 3

7'11 x 6'

Bathroom

OUTSIDE

Rear Garden

Front Garden