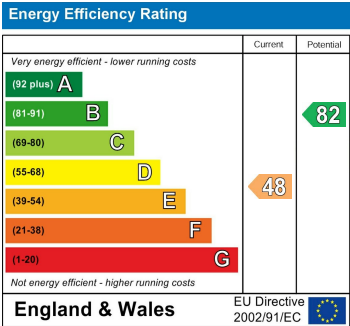


Floor Plan



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.

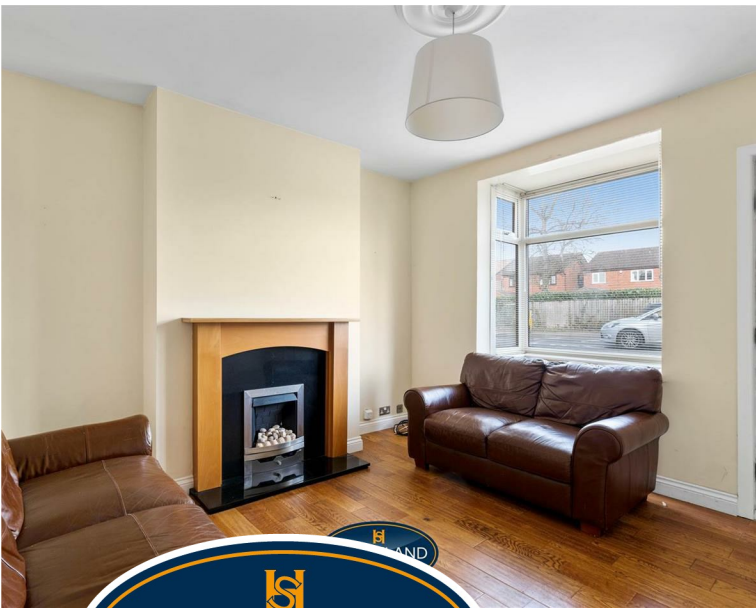
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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**  
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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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**Woodway Lane**  
**CV2 2EG**



£230,000 Offers Over

Bedrooms 3  
Bathrooms 1

This updated three-bedroom end of terrace home in Walsgrave offers a perfect blend of style, space, and convenience. Ideally positioned within walking distance of University Hospital Coventry, and close to schools, shops, supermarkets, local pubs, and excellent bus routes, it's an excellent choice for families, professionals, or investors. With easy access to the M6, commuting is a breeze.

Step inside, and you'll immediately notice the light-filled, airy spaces that make this house feel like home. The spacious living and dining rooms, both featuring rich hardwood flooring, create a warm and inviting atmosphere—perfect for cosy nights in or hosting guests. The fully refitted kitchen, designed with modern living in mind, boasts sleek white high-gloss cabinets, a striking metro-tiled splashback, and inset ceiling spotlights that give it a bright and contemporary feel. With an integrated oven, four-ring gas hob, and extractor, as well as space for a fridge-freezer and washing machine, it's as practical as it is stylish. The beautifully tiled shower room feels like a spa retreat, featuring a walk-in rainfall shower and a modern vanity unit, adding a touch of luxury to everyday life.

Upstairs, the first floor offers two generously sized double bedrooms, both finished with soft new carpets that add warmth and comfort underfoot. The loft bedroom on the second floor is a real highlight, with two skylights that flood the space with natural light, creating a tranquil and private retreat. Throughout the home, double glazing ensures a cosy, energy-efficient environment.

Outside, the south-facing rear garden is a sun-kissed haven, offering fantastic potential for landscaping—imagine summer barbecues, a vibrant flower garden, or a peaceful seating area to unwind. The front garden is paved, providing off-road parking for one car, while additional on-street parking is available nearby.

With no onward chain, this home is ready and waiting for its next chapter.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: 1 x parking space on front garden  
Garden Direction: South-West  
Council Tax Band: B  
EPC Rating: E (48)  
Approx. Total Area: 993 Sq. Ft



GROUND FLOOR		Bedroom 2		12'4 x 8'10
Living Room		SECOND FLOOR		
Dining Room		Bedroom 3		15'11 x 12'2
Kitchen		OUTSIDE		
Shower Room		Rear Garden		
FIRST FLOOR		Front Garden/Off-Road Parking (1 car)		
Landing				
Bedroom 1				12'4 x 12'