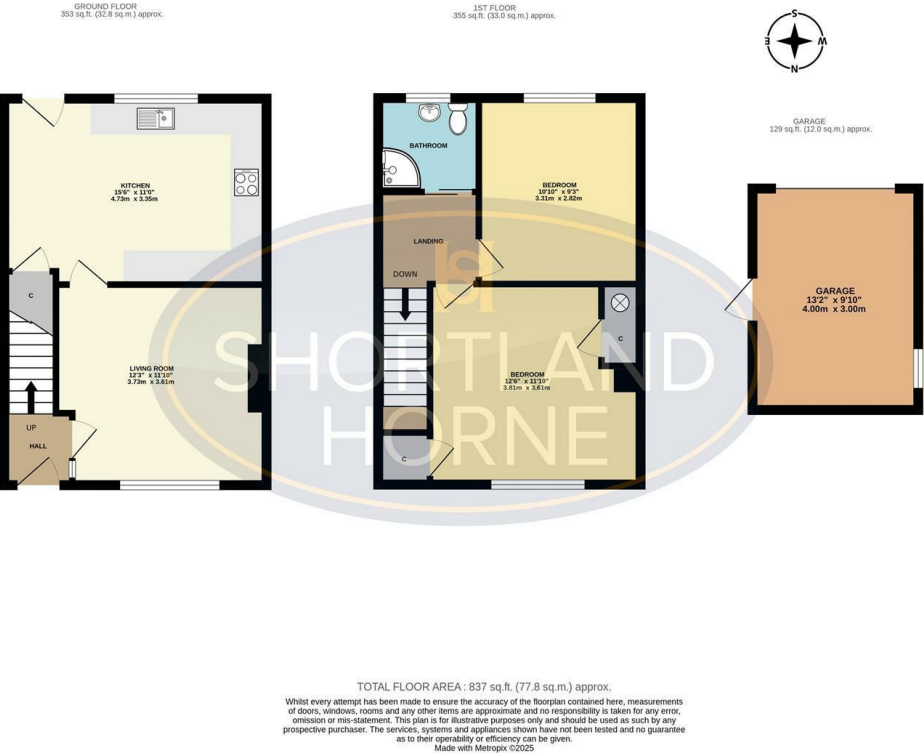
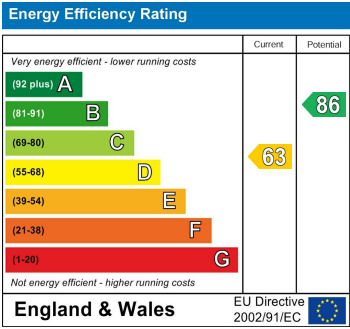


Floor Plan



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.



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

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Harold Road
CV2 5LG



£200,000 Offers Over

Bedrooms 2
Bathrooms 1

Nestled in the sought-after Stoke Hill area, this beautifully presented two-bedroom home is packed with upgrades and charming details, making it the perfect place to settle in and enjoy. Over the past 18 months, the property has been improved, including new double glazing, a new back door, a replaced roof, cavity wall insulation, and new guttering, soffits, and fascias—offering peace of mind for years to come. The brand-new shower room has been added, while the fully boarded loft with lighting provides a practical and versatile storage solution.

From the moment you step inside, you'll feel the warmth of this light-filled home. The cosy reception room, with its inviting atmosphere, is the perfect spot to unwind after a long day or enjoy time with family and friends. Large windows flood the space with natural light, creating a bright and airy feel throughout.

The kitchen, complete with an integrated fridge-freezer, is both stylish and functional, making meal prep a joy. Imagine brewing your morning coffee here, with the sunlight streaming through the windows, setting a peaceful tone for the day ahead. The refitted shower room offers a modern and relaxing space, featuring elegant tiling and contemporary fittings—a little slice of spa-like luxury at home.

Upstairs, the two well-proportioned bedrooms offer the perfect retreat at the end of the day, with plenty of space for storage and personal touches. The fully boarded loft, complete with lighting, provides a fantastic bonus space—ideal for storage, hobbies, or even a cosy hideaway.

Step outside into the south-facing rear garden, a peaceful suntrap with endless potential for landscaping, entertaining, or simply enjoying the fresh air. Whether you're dreaming of a colourful flower garden, a stylish patio area, or a space for summer barbecues, this garden is ready for you to make it your own. The garage, featuring an up-and-over door and power supply, is perfect for secure storage, a workshop, or even a home gym.

Beyond the home, the location is second to none. Take a scenic stroll to Stoke Floods Lake, where you can unwind by the water and watch local wildlife. With excellent schools, University Hospital Coventry nearby, and a selection of local pubs and shops just moments away, everything you need is right at your doorstep. Fantastic road links make commuting effortless, whether you're heading into Coventry city centre or beyond.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking: Street Parking and rear garage
Garden Direction: South
Council Tax Band: B
EPC Rating: D (63)
Approx. Total Area: 837 Sq. Ft



GROUND FLOOR		Shower Room	
Hall		OUTSIDE	
Living Room	12'3 x 11'10	Garage	13'2 x 9'10
Kitchen	15'6 x 11'	Rear Garden	
FIRST FLOOR		Front Garden	
Landing			
Bedroom 1	12'6 x 11'10		
Bedroom 2	10'10 x 9'3		