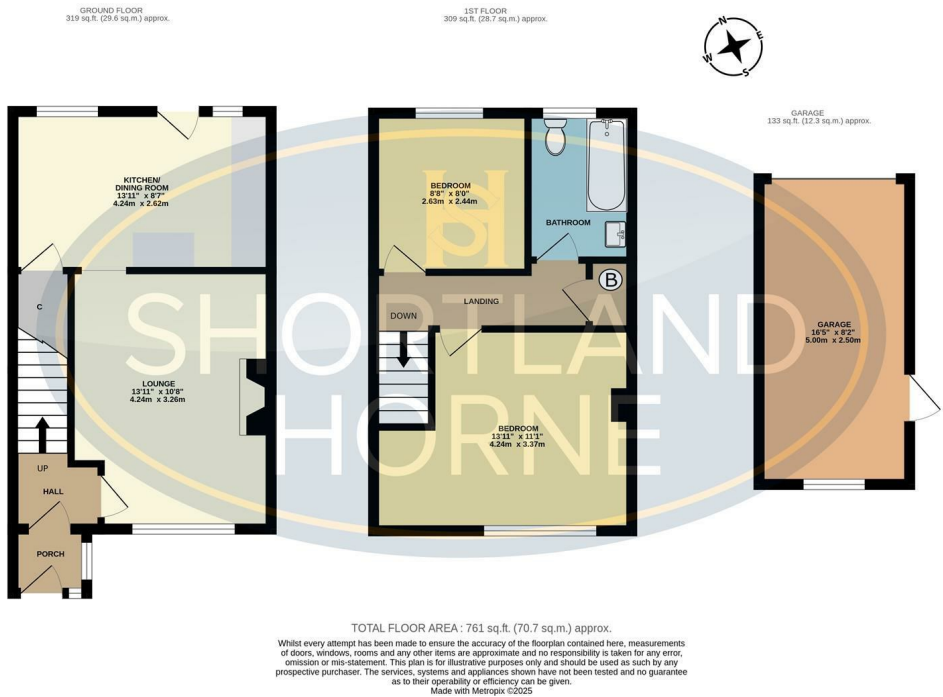
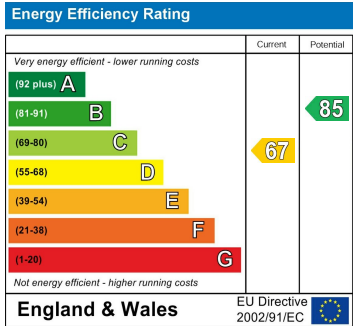


Floor Plan



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.



Ringwood Highway  
CV2 2GB

**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

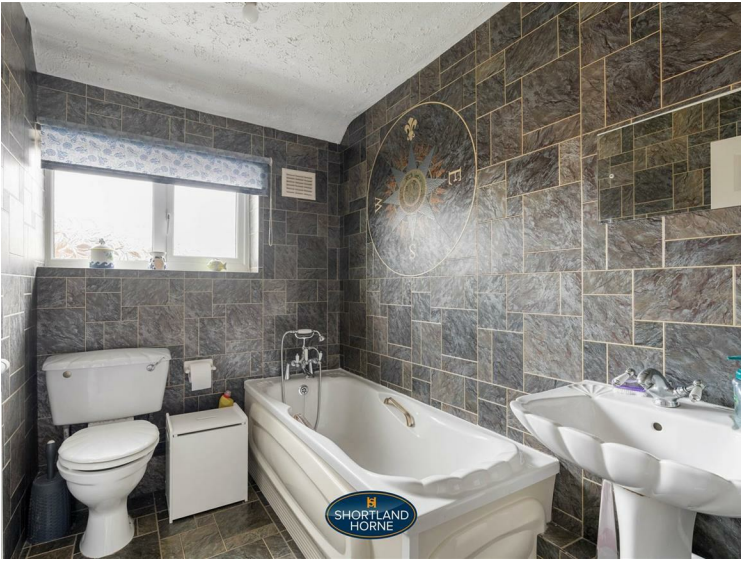
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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£180,000

Bedrooms 2  
Bathrooms 1

This charming two-bedroom home in Potters Green is offered for sale with no onward chain. Owned by the same family for nearly 30 years, the property has been lovingly cared for and is in a clean, tidy condition, with crisp white walls throughout. While well-presented, it offers an exciting opportunity to modernise and truly make it your own.

Step inside to a cosy lounge where the soft glow of the electric fire creates a warm, inviting atmosphere, while a large window fills the room with natural light, offering views of the peaceful street outside. The kitchen and dining area are perfect for gatherings, with plenty of cupboard space and room for a dining table where meals and memories can be shared.

Upstairs, the two generous bedrooms offer tranquil retreats. The main bedroom stretches the full width of the home, with an alcove just waiting for a wardrobe or a personal touch. The second bedroom overlooks the serene, private garden, offering a peaceful view to wake up to each day. The bathroom is fully tiled with a classic three-piece suite that offers a fresh and simple space.

Outside, the rear garden is not overlooked, offering a sense of privacy. A quaint seating area greets you as you enter, leading to a patch of lush lawn where you can unwind in the quiet of your own space. At the rear, there's a brick-built storage shed and a garage, with secure gated rear access, perfect for easy convenience. There is also potential to create off-road parking at the front, should you need it, as well as the possibility of a loft conversion, as seen with neighbouring homes.

The location couldn't be more ideal – close to local shops, green spaces, and highly regarded schools like Potters Green Primary and Cardinal Wiseman. The M6, supermarkets, and University Hospital Coventry are all just a short drive away, making this property not only a charming place to call home but also a fantastic base for modern living.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Street Parking  
Council Tax Band: A  
EPC Rating: D (67)  
Approx. Total Area: 761 Sq. Ft



GROUND FLOOR		Bedroom 2		8'8 x 8'
Porch		Bathroom		
Hall		OUTSIDE		
Lounge	13'11 x 10'8	Garage	16'5 x 8'2	
Kitchen/Dining Room		Rear Garden		
FIRST FLOOR		Front Garden		
Landing				
Bedroom 1	13'11 x 11'1			