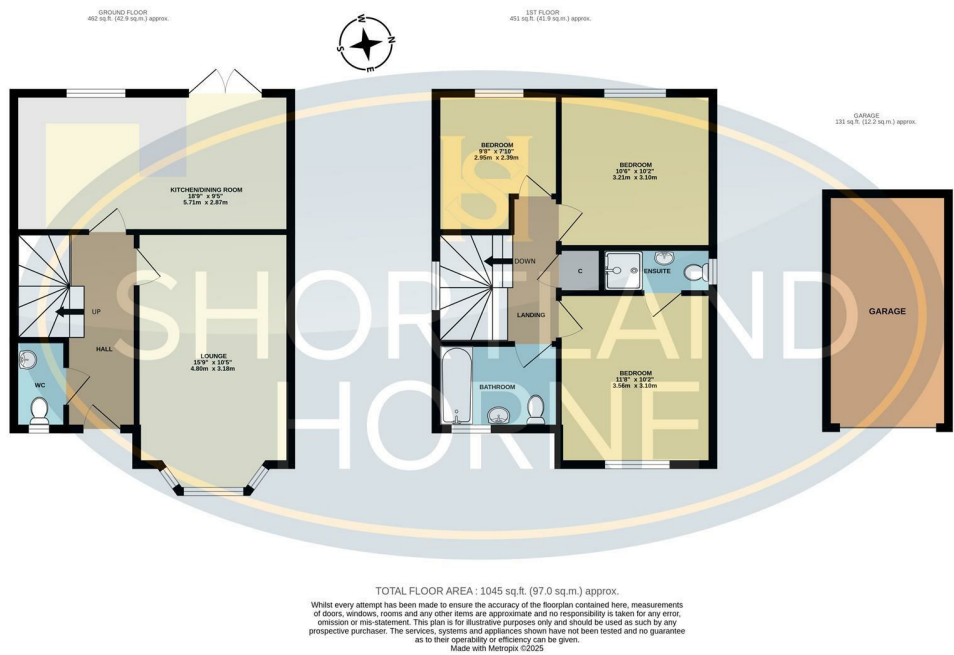
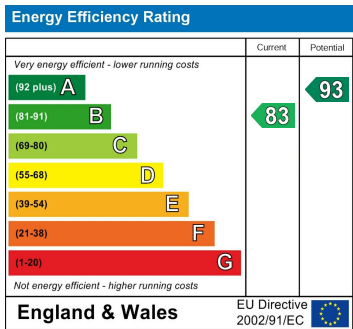


Floor Plan



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.

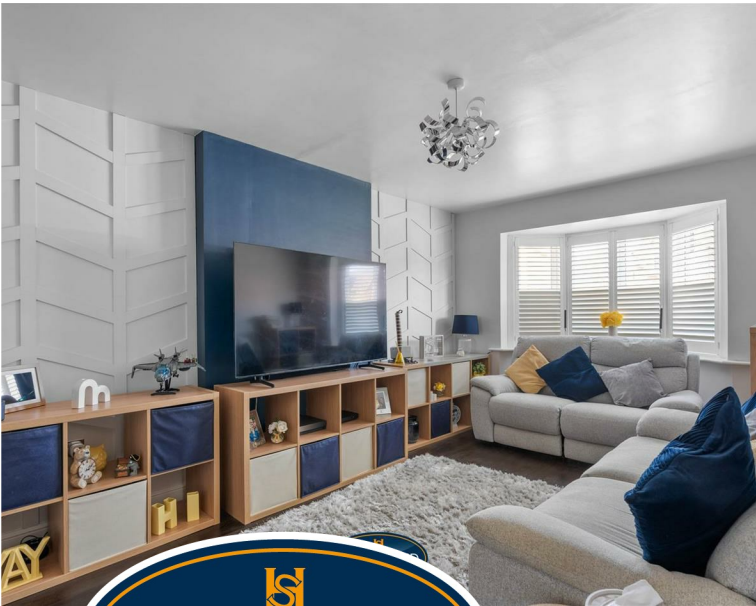
Appliances

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  

Weir Way
CV3 1QL



£339,950 | Bedrooms 3
Bathrooms 2

Three bedroom detached family home
Three double bedrooms, master with en-suite
Downstairs W.C
Driveway

Located on the desirable Copeswood Estate, Coventry, this immaculately presented three-bedroom detached house offers a perfect blend of modern living and comfort. Built in 2018, the property spans an impressive 947 square feet, providing ample space for families or professionals seeking a stylish home.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and charm, ideal for relaxation or entertaining guests. The well-appointed kitchen and dining room create a delightful space for family meals and gatherings, ensuring that every occasion is memorable.

The property boasts three generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. With en-suite shower room to the master bedroom and modern bathroom, morning routines will be a breeze, catering to the needs of busy households.

Outside, the lovingly cared-for gardens feature a charming seating area, perfect for enjoying the fresh air and sunshine. The property also benefits from off-road parking for one vehicle, along with a single garage, providing convenience and security for your vehicles and belongings.

Situated close to the University Hospital Coventry and Warwickshire (UHCW) and Jaguar Land Rover (JLR), this home is ideally located for those working in these prominent establishments. With its modern features and prime location, this detached house is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this beautiful property your new home.



GROUND FLOOR		Bedroom 1	11'8" x 10'2"
Hall		En Suite	
W.C.		Bedroom 2	10'6" x 10'2"
Lounge	15'8" x 10'5"	Bedroom 3	9'8" x 7'10"
Kitchen / Dining Room		Bathroom	
FIRST FLOOR		OUTSIDE	
Landing		Garage	