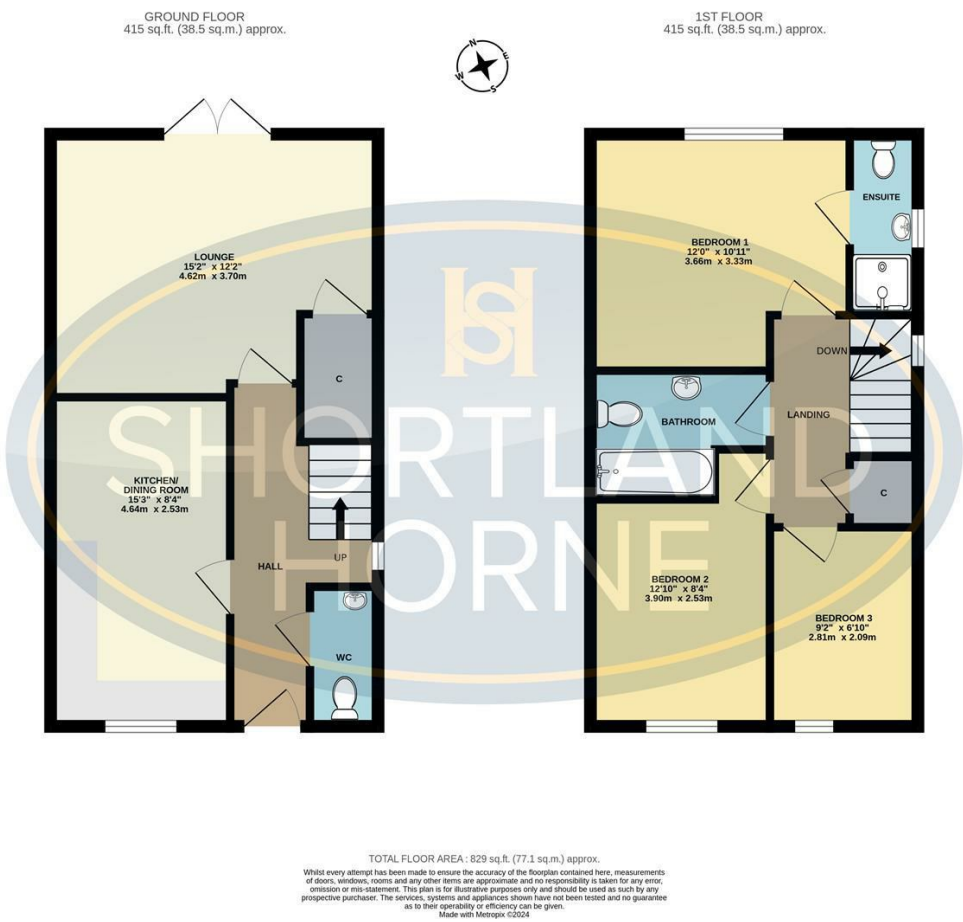
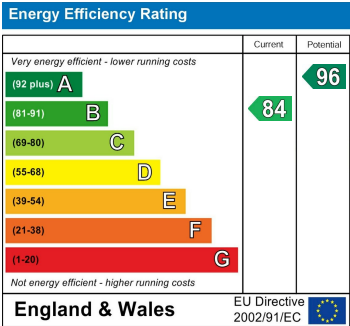


Floor Plan



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

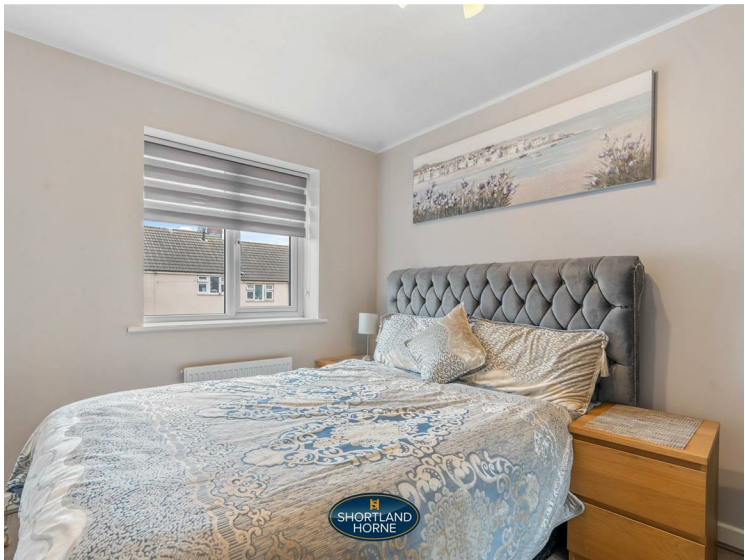
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us  



follow us  

Tachbrook Close
Spirit Quarters CV2 1GF



£230,000 Offers Over

Bedrooms 3 Bathrooms 2

Introducing this immaculate 3-bedroom end-of-terrace home, situated in the 'Spirit Quarters' development. Built in 2021, the property comes with the reassurance of 6 years remaining on its NHBC warranty.

As you step inside, you're welcomed by a spacious entrance hall that leads to the heart of the home. The modern kitchen/diner boasts plenty of storage space and features an integrated oven and hob, making it perfect for family meals and entertaining. The inviting lounge is located at the rear of the property and is designed for relaxation, complete with patio doors that provide seamless access to the low-maintenance garden—a lovely space for outdoor gatherings or a quiet retreat.

Moving upstairs, you'll discover three generously sized bedrooms. The spacious master bedroom features an ensuite with a walk-in shower, toilet, and sink, offering a private sanctuary. The second bedroom is a large double, perfect for guests or family members, while the good-sized single bedroom, is ideal for a child's room or home office. A well-appointed family bathroom serves the upper level, providing convenience for all.

Additionally, the property includes the practical benefit of two dedicated parking spaces, enhancing its appeal for families and investors alike. This stylish and functional home is conveniently located close to local amenities and motorway links. Don't miss the opportunity to view this stunning property



GROUND FLOOR

- Hallway
- Guest WC
- Kitchen/Dining Room
- Lounge

FIRST FLOOR

- Landing
- Bedroom 1

- En-Suite
- Bedroom 2
- Bedroom 3
- Family Bathroom
- OUTSIDE
- Rear Garden
- Driveway (2 cars)