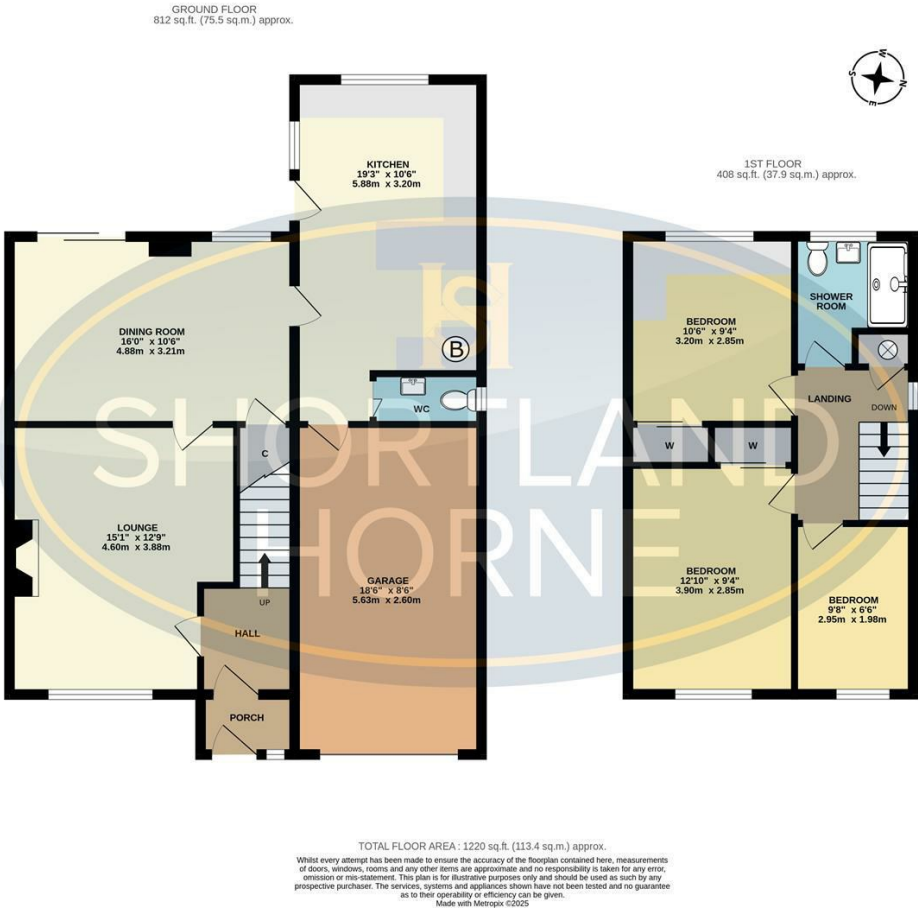
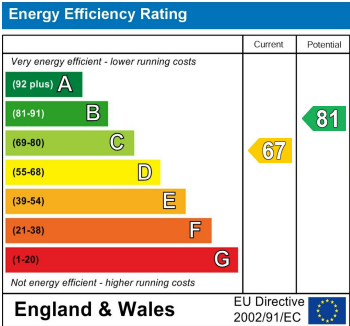


Floor Plan



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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follow us  

Wigston Road
CV2 2NG



£300,000

Bedrooms 3
Bathrooms 1

Flooded with natural light and offered with no onward chain, this extended detached home in Walsgrave is perfectly suited to young families and professionals, thanks to its superb location within walking distance of the University Hospital.

From the moment you step inside, you'll notice a bright and welcoming feel, beginning with the porch and hallway that lead into a cosy lounge, where a charming brick chimney breast creates a warm and inviting focal point.

At the rear of the home, the full-width dining room is a standout feature—spacious and sociable, with sliding patio doors that draw in the afternoon sun and open out to the west-facing garden, making it ideal for family gatherings or relaxed weekend lunches. Next door, the extended kitchen offers a generous and well-planned space, providing plenty of room for cooking and day-to-day living. A handy downstairs VC sits conveniently between the kitchen and garage, adding further practicality.

Upstairs, two generous double bedrooms with built-in wardrobes and a well-sized single bedroom offer comfortable accommodation, while the sleek, fully tiled shower room has been stylishly modernised, boasting a walk-in shower and a smart vanity unit.

Outside, the west-facing garden offers a private escape, complete with a patio for outdoor dining, a well-kept lawn, and mature borders bursting with greenery. To the front, a spacious driveway provides off-road parking for multiple vehicles. There's also exciting potential to extend further above the garage (subject to planning permission), opening up new possibilities for future growth.

Set in a quiet, convenient spot close to supermarkets, schools, and major road links including the M6, this light-filled, versatile home is packed with potential and ready for its next chapter.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Driveway
Garden Direction: West
Council Tax Band: D
EPC Rating: D
Approx. Total Area: 1220 Sq. Ft



GROUND FLOOR

Porch

Hall

Lounge

15'1 x 12'9

Dining Room

16' x 10'6

Kitchen

19'3 x 10'6

WC

FIRST FLOOR

Bedroom 1

12'10 x 9'4

Bedroom 2

10'6 x 9'4

Bedroom 3

9'8 x 6'6

Shower Room

OUTSIDE

Garage

18'6 x 8'6

Rear Garden

Driveway