

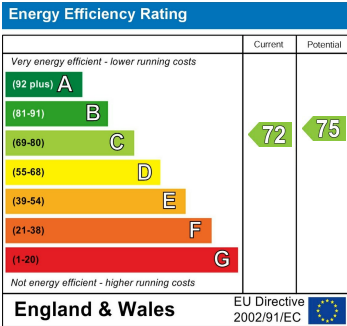
Floor Plan

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2025

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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Sedgemoor Road
Whitley CV3 4EB



£130,000

Bedrooms 2
Bathrooms 1

Tucked away in a peaceful corner of the city, this charming two-bedroom ground floor maisonette offers the perfect balance of quiet comfort and urban convenience. Ideal for first-time buyers or professionals, the home is just a short stroll from the buzzing Airport Retail Park, close to major transport links including the A46, and within easy reach of Jaguar Land Rover – yet it sits away from the hum of main roads, offering a real sense of retreat.

Step inside and you'll immediately notice the calm, homely atmosphere. A warm, neutral colour palette flows through the space, enhancing the light that pours in through generous windows. The laminate flooring leads you through a well-laid-out home that feels both minimalistic and inviting. The lounge is particularly cosy – a space made for relaxed evenings, with a large window that bathes the room in natural light and a decorative fireplace adding a gentle focal point.

The kitchen is practical and stylish, with classic Shaker-style units, a gas hob, integrated oven, and tiled splashbacks offering both function and flair. Two well-proportioned bedrooms provide comfortable personal spaces – the master, tucked away at the rear, enjoys calming views over the private garden, while the second double bedroom at the front is perfect for guests, a home office, or a peaceful retreat.

The bathroom is finished in clean white tones, fully tiled with a contemporary three-piece suite and a heated chrome towel rail to add a touch of everyday luxury.

Outside, a small private garden – fully fenced for privacy – offers a perfect slice of outdoor space, ideal for morning coffees, evening wind-downs, or a splash of summer gardening. There's also a front lawn with a welcoming path, and for those who need extra storage or parking, the property comes with a garage in a nearby block, plus on-street parking just outside.

Offered with no onward chain and in excellent condition throughout, this move-in ready home is the ideal blend of practicality and comfort – a cosy city haven just waiting to be yours.

GOOD TO KNOW:
Tenure: Leasehold
Vendors Position: No Chain
Parking: Street Parking
Garage: Single Garage
Council Tax Band: A
EPC Rating: C
Approx. Total Area: 539 Sq. Ft
Lease Reamaining: 91 Years
Charges: £150 Annually (Ground Rent)



INTERNAL

Hallway

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

14'1 x 10'11

16'10 x 6'5

13'1 x 10'

11' x 6'

OUTSIDE

Garage

Rear Garden