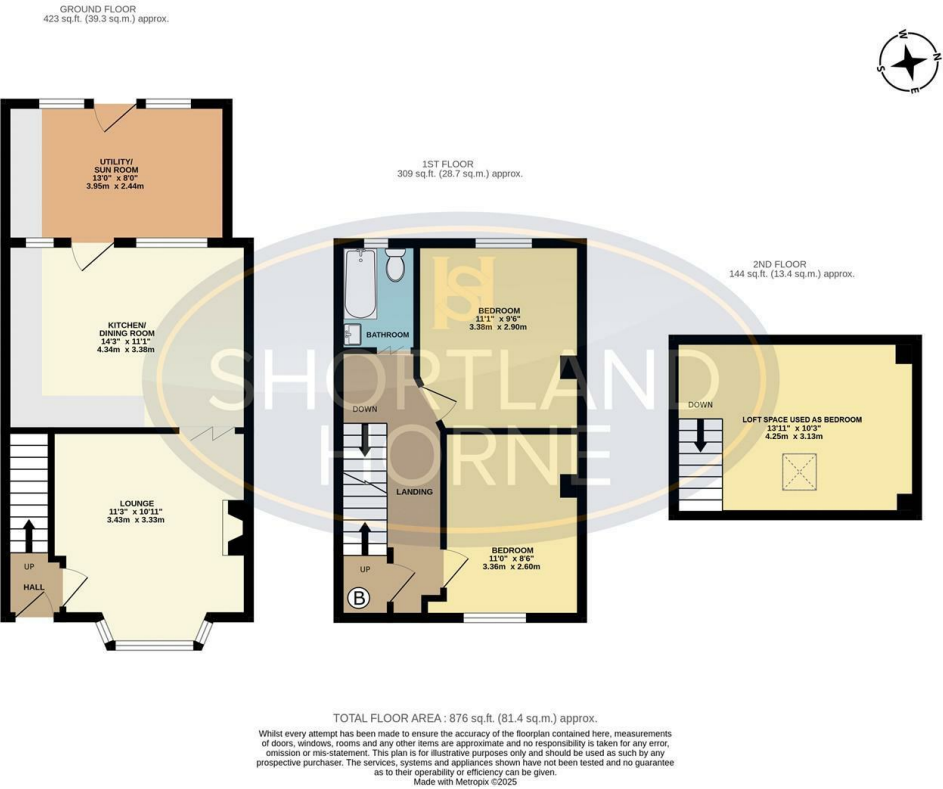
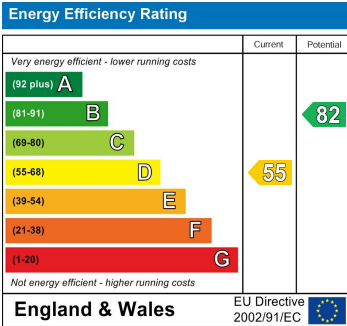


Floor Plan



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

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Geoffrey Close
Upper Stoke CV2 3GE



£200,000

Bedrooms 2
Bathrooms 1

SPACIOUS LOUNGE - DINING KITCHEN - UTILITY / SUN ROOM - TWO DOUBLE BEDROOMS - LOFT USED AS THIRD BEDROOM - FAMILY BATHROOM - OFF ROAD PARKING - CLOSE TO UHCW

Step inside and you're greeted by a cosy hall that leads into a beautifully light and airy lounge. Here, a large bay window pours in natural light, casting a gentle glow across the neutral carpet and soft-toned walls. It's a space made for curling up with a good book or unwinding at the end of the day. Tucked beneath the stairs, a clever storage cupboard keeps clutter at bay.

The heart of the home lies in the spacious kitchen/dining area – a place for morning coffees, shared meals, and weekend baking sessions. There's room for all the essentials – cooker, fridge-freezer, dishwasher – as well as a small dining table where you can catch up over dinner. Just beyond, a bright sunroom doubles as a utility space and opens out onto the garden, offering a tranquil link between indoors and out.

Upstairs, the first floor hosts two bedrooms, each with its own distinct charm. The rear bedroom overlooks the garden, offering a peaceful retreat bathed in morning light. The front bedroom, cleverly reconfigured to accommodate a staircase to the loft, fits a double bed and maintains a cosy, functional layout. The bathroom is compact yet stylish, with a clean white suite and a shower over the bath – perfect for brisk morning routines or long soaks in the evening.

Venture up once more and you'll find the converted loft – a fantastic bonus space fully equipped with heating, electrics and a skylight. Ideal for a teenager seeking their own sanctuary or a private home office, it's a room that invites possibility.

Outside, the rear garden is a sun-kissed haven of calm. Enclosed by quality fencing, it offers a mix of patio, gravel and thoughtfully planted shrubs, with mature trees in the distance creating a sense of privacy and seclusion. Whether it's lazy summer afternoons or al fresco dinners under the stars, this garden was made to be enjoyed.

Positioned within walking distance of well-regarded schools like Stoke Heath Primary and Lyng Hall Secondary, and just a short drive from the A444 and local retail parks, this is a home that truly offers the best of both worlds – tranquillity and connectivity.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking: Off-road parking
Garden Direction: West
Council Tax Band: A
EPC Rating: D
Approx. Total Area: 876 Sq. Ft



GROUND FLOOR		Bedroom 2		11' x 8'6
Hall		Bathroom		
Lounge		SECOND FLOOR (via Stairs)		
Kitchen		Loft Space used as a Bedroom		13'11 x 10'3
Sun Room/Utility		OUTSIDE		
FIRST FLOOR		Rear Garden		
Bedroom 1		Off-Road Parking		