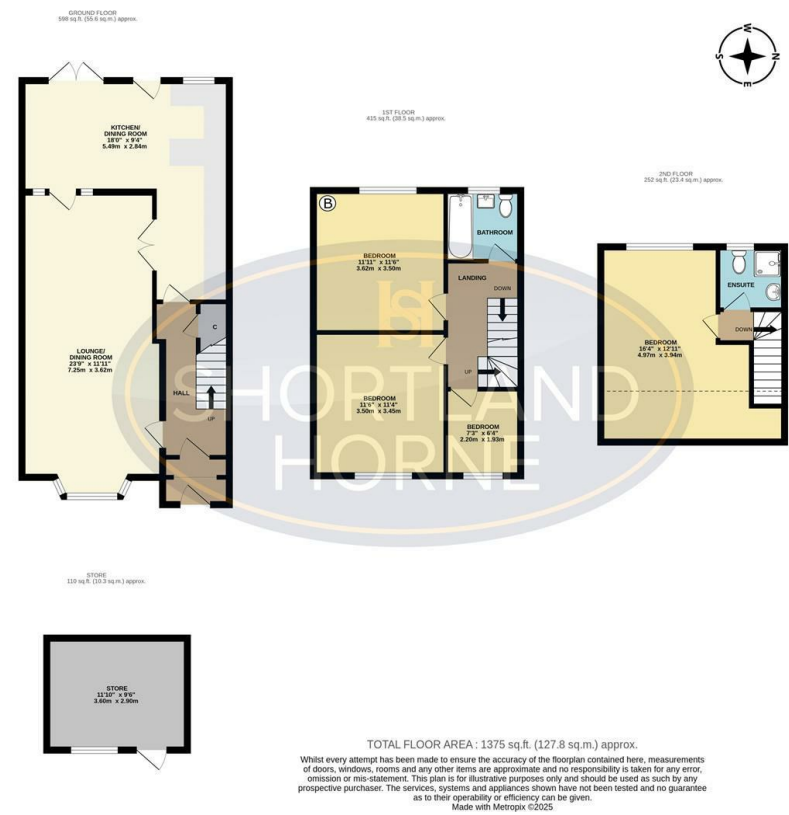
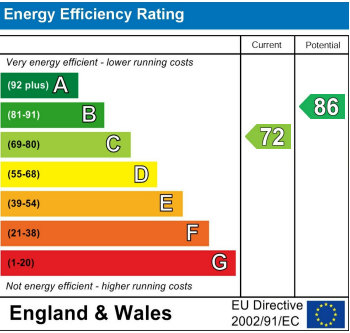


Floor Plan



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

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email: sales@shortland-horne.co.uk
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Shakespeare Street



**£265,000 | Bedrooms 4
Bathrooms 2**

At the heart of the home is the impressive L-shaped kitchen, created by a rear extension that significantly enhances the living space. Fitted with sleek, high-gloss units and complemented by elegant metro-tiled splashbacks, the kitchen delivers a fresh, modern feel. There's generous room for a dining table, making it an inviting spot for family breakfasts and casual dinners. The French doors open directly onto the garden, flooding the kitchen with natural light and creating a seamless connection between indoor and outdoor living — ideal for summer barbecues or simply enjoying the fresh air while keeping an eye on the children.

The generous through lounge is bright and welcoming, featuring a charming bay window that fills the room with daylight. This expansive space offers plenty of room for comfortable seating and family activities, whether it's cosy movie nights, homework sessions, or entertaining friends and relatives.

Situated on Shakespeare Street in Coventry, this extended mid-terrace home offers a spacious and thoughtfully designed family environment, combining practical living with contemporary style. Boasting four well-proportioned bedrooms across three floors, two modern bathrooms, and a beautifully maintained garden, this property caters perfectly to the needs of a growing family.



GROUND FLOOR		Bedroom Three		7'3 x 6'4
Hallway		Bathroom		
Lounge/Dining Room	23'9 x 11'11	SECOND FLOOR		
Kitchen	18'0 x 9'4	Bedroom Four		16'4 x 12'11
FIRST FLOOR		Shower Room		
Landing		OUTSIDE		
Bedroom One	11'11 x 11'6	Rear Garden		
Bedroom Two	11'6 x 11'4	Driveway		