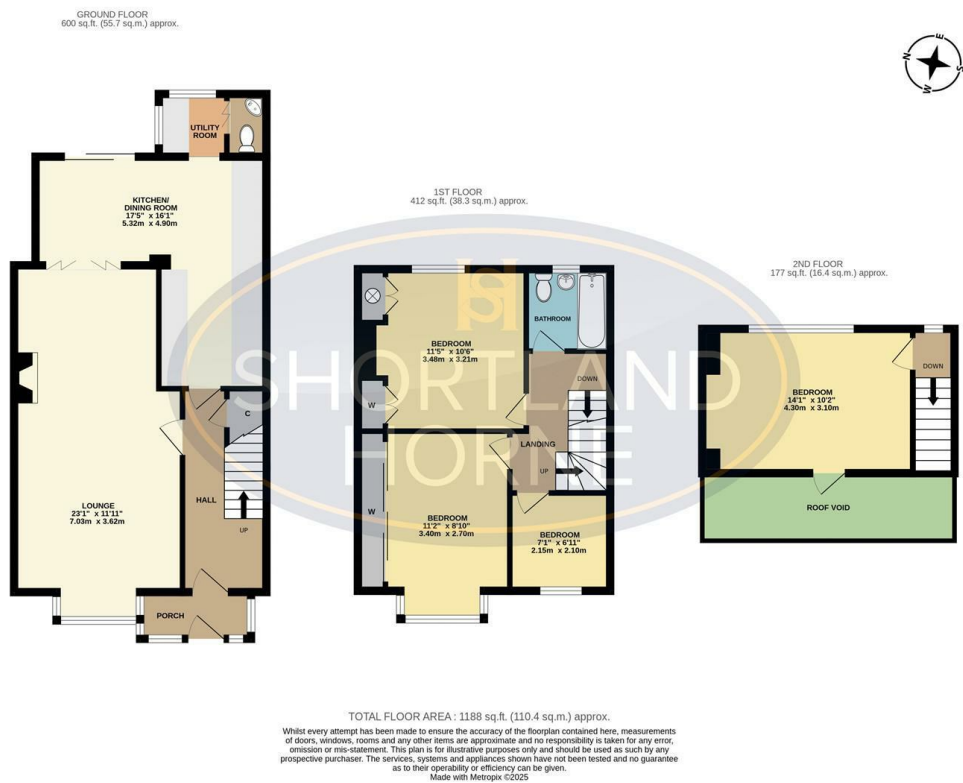
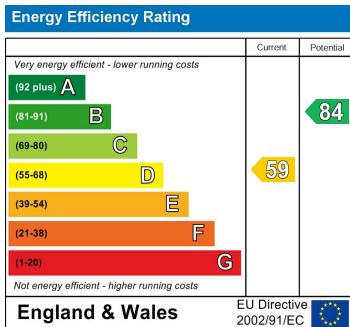


Floor Plan



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

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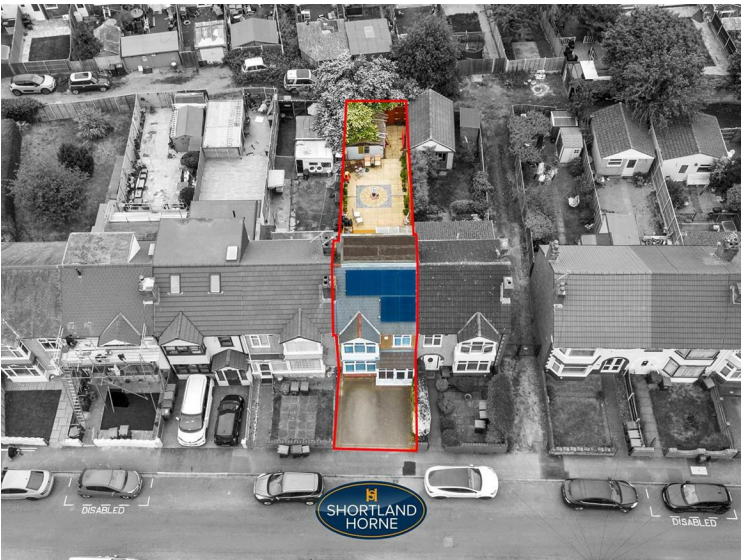


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Cowley Road
CV2 5GA



£305,000 | Bedrooms 4
Bathrooms 1

Located on Cowley Road in Wyken, Coventry, this extended mid-terraced family home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen dining room, which is designed for both functionality and style, making it an excellent space for family meals and gatherings. Additionally, the property features a utility room and a convenient W.C., enhancing the practicality of everyday living.

The first floor comprises three bedrooms and a family bathroom, ensuring ample accommodation for family members or guests. The master bedroom is situated on the second floor, offering a private retreat with a sense of seclusion.

Outside, the property boasts off-road parking and a garage, providing secure space for vehicles and additional storage. The newly installed solar panels and heat pump reflect a commitment to energy efficiency, promising lower utility bills and a reduced carbon footprint.

Located in close proximity to the University Hospital Coventry and Warwickshire (UHCW), this home is perfectly positioned for those working in the healthcare sector or seeking easy access to local amenities. With its blend of space, modern features, and a desirable location, this property is a fantastic opportunity for families looking to settle in Coventry.



Front		Bedroom One	11'5 x 10'6
Hallway		Bedroom Two	11'2 xx 8'10
Lounge	23'1 x 11'11	Bedroom Three	7'1 x 6'11
Kitchen/Diner	17'5 x 16'1 max	Bathroom	
Utility		Bedroom Four	14'1 x 10'2
W.C.		Rear Garden	
Landing		Outside	