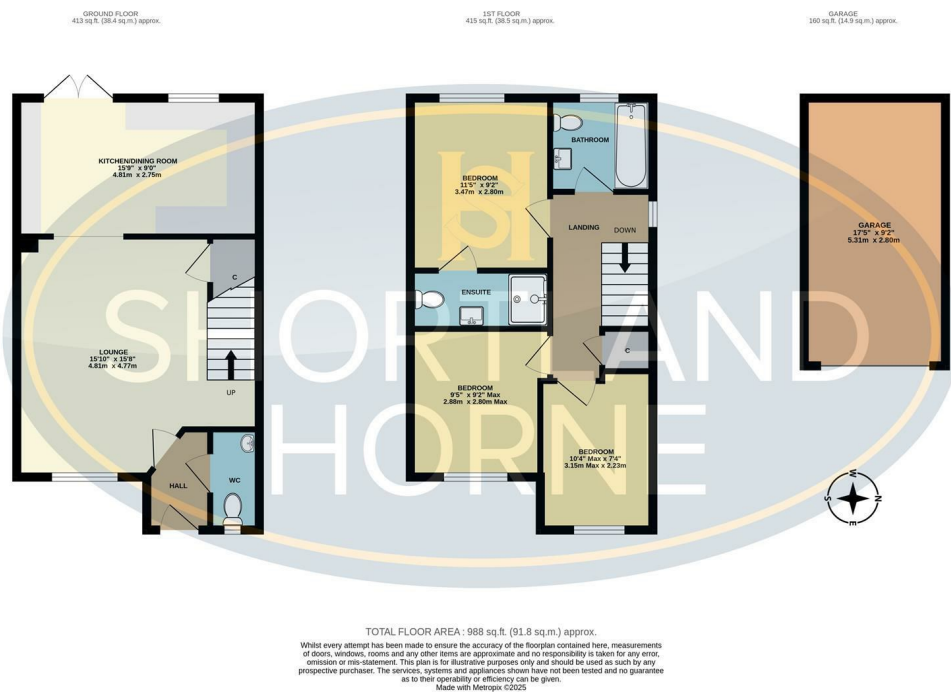
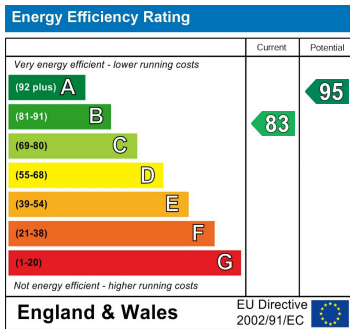


Floor Plan



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

follow us  



follow us  

Brindle Avenue
CV3 1JG



£300,000 Offers Over

Bedrooms 3
Bathrooms 2

Imagine coming home to a place where modern style meets calm and comfort, a home that feels like a sanctuary yet is perfectly placed within easy reach of everything you need. This beautifully presented three-bedroom semi-detached house on Brindle Avenue offers just that: a lifestyle that blends contemporary living with a warm, welcoming community, balancing space with practicality and tranquillity with connectivity.

Step inside and you're welcomed by a practical hallway, offering space for coats and shoes, along with a convenient downstairs cloakroom WC. Throughout the home, crisp white walls provide a fresh backdrop, subtly enhanced with pastel tones in select areas to add warmth and character. To the left, the living room invites you to relax in a cosy yet stylish setting, with acoustic panelling on the walls and a soft, light carpet underfoot. A squared archway opens into the bright kitchen and dining area, where taupe cashmere gloss units, white metro tiled splashbacks and inset ceiling spotlights create a fresh, modern vibe. The laminate floor ties the space together, while a bespoke breakfast bar sits perfectly by French doors that open onto the lush, west-facing garden — making it a delightful spot to enjoy your morning coffee or casual meals.

Upstairs, you'll find two spacious double bedrooms and a comfortable single room, alongside a beautifully appointed family bathroom. The principal bedroom is a real sanctuary — calm and restful, offering the perfect retreat at the end of the day. It also benefits from a large en-suite bathroom, which the vendors particularly love for its space and comfort.

Outside, the peaceful west-facing garden is a private and picturesque retreat, featuring mature borders, colourful planters, a neatly maintained lawn and a patio area perfect for alfresco dining. A charming bench beneath a small pergola offers an ideal spot to unwind. With the added benefit of complete privacy, as the garden is not overlooked. Please note, many of the plants hold sentimental value to the current owner and will not be included in the sale.

The generous driveway and detached garage provide ample off-road parking and additional storage, with potential for conversion into extra living space — another feature the vendors highly value.

Brindle Avenue is perfectly placed for excellent road links, a great selection of local shops including Warwickshire Shopping Park, highly regarded schools, a nearby health club, golf course, and close proximity to the University Hospital — everything you need for comfortable, connected living.

This home truly offers the best of both worlds: a stylish, peaceful retreat in a vibrant and convenient location.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: Looking for a property to buy
Parking: Driveway & Garage
Garden Direction: West
Council Tax Band: B
EPC Rating: B
Approx. Total Area: 988 Sq. Ft



GROUND FLOOR		En-Suite	
Hall		Bedroom 2	9'5 x 9'2
WC		Bedroom 3	10'4 x 7'4
Lounge	15'10 x 15'8	Family Bathroom	
Kitchen/Dining Room	15'9 x 9'	OUTSIDE	
FIRST FLOOR		Garage	17'5 x 9'2
Landing		Rear Garden	
Bedroom 1	11'5 x 9'2	Driveway	