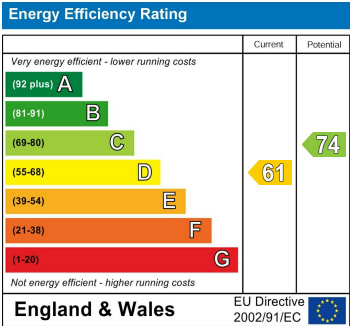


Floor Plan



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.

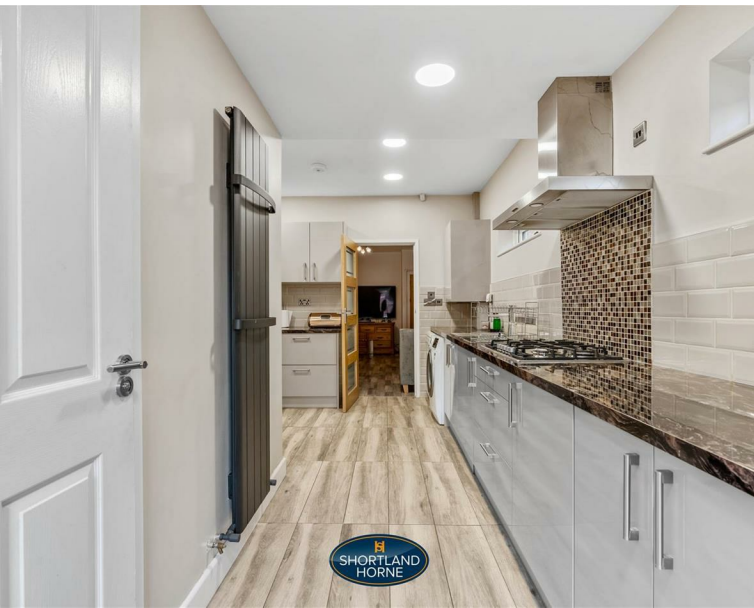
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**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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**Lythalls Lane**  
**Holbrooks CV6 6FN**





£275,000

Bedrooms 3  
Bathrooms 2

Tucked along the ever-popular Lythalls Lane in the heart of Holbrooks, this charming three bedroom semi-detached home offers the rare blend of history, comfort, and modern convenience. Loved and cared for by the same owner for over fifty five years, it carries a sense of warmth and continuity that you feel from the moment you step through the door. Over time, the property has been thoughtfully modernised, giving it a fresh and contemporary style while keeping the practical, family-friendly layout that makes it such a joy to live in.

Approaching the home, a neat private garden sits to the front, offering a lovely welcome. Once inside, you are greeted by a hallway that leads you into the lounge. This cosy retreat is anchored by a wide bay window that floods the room with natural daylight and an electric fire that promises comfort on cooler evenings. The carpets underfoot add a sense of softness, making it a space where relaxation comes easily.

From here, the home flows effortlessly into a generous dining room, where there is ample space to gather friends and family around a large table. Whether hosting Sunday dinners or celebrating special occasions, this room is made for sharing moments together. At the heart of the house, the kitchen is a showpiece of modern design, extended and beautifully fitted with high gloss cabinets and sleek integrated appliances. A metro tiled splashback adds a touch of character, while the French doors invite you to step out into the garden, creating a natural extension of the living space. Alongside the kitchen lies a thoughtfully designed wet room, practical for guests or busy mornings, showing how this home has been adapted with real care for everyday living.

Upstairs, the sense of space continues. A soft carpet leads you up the staircase and onto a wide landing that connects three generous bedrooms, each large enough to hold a double bed. The main bedroom, complete with its bay window, draws in natural light and offers a peaceful setting at the close of each day. The second and third bedrooms are equally versatile, ideal for family, guests, or even a home office if required. Completing the first floor is the newly updated bathroom, styled with a fresh white suite, full tiling, and a vanity unit that makes the space feel both sleek and practical. A chrome heated towel rail adds that touch of luxury to your daily routine.

Step outside and the rear garden reveals itself as a long and private haven. Fully paved, it offers the ease of low maintenance living, while mature trees in the distance provide privacy and a calming backdrop. It is a space perfectly suited to summer evenings outdoors, barbecues with friends, or simply enjoying a quiet morning coffee surrounded by peace. To the rear, a solid brick built garage with electrics and its own fuse board offers secure storage or the ideal workshop for hobbies.

Location is everything here, and this home delivers on every level. Just moments away lies the Arena Retail Park with its array of shops and eateries, while nearby schools and excellent public transport links make daily life convenient and connected. Road access is also superb, with the A444 and motorway network within easy reach, opening up travel across Coventry and beyond.

For families, first time buyers, or anyone seeking a home that is both practical and filled with character, this property on Lythalls Lane is a rare find. It is a house that has grown with its owner, been loved deeply, and is now ready to welcome the next chapter of its story.



GROUND FLOOR		Bedroom 1	12'11 x 11
Living room	12'11 x 11	Bedroom 2	11'5 x 10
Hallway		Bedroom 3	12'0 x 8
Dining room	17'7 x 12	Bathroom	
Kitchen	18'1 x 12	OUTSIDE	
W/C		Garage	20'2 x 11'10
FIRST FLOOR		Rear garden	
Landing		Front garden	