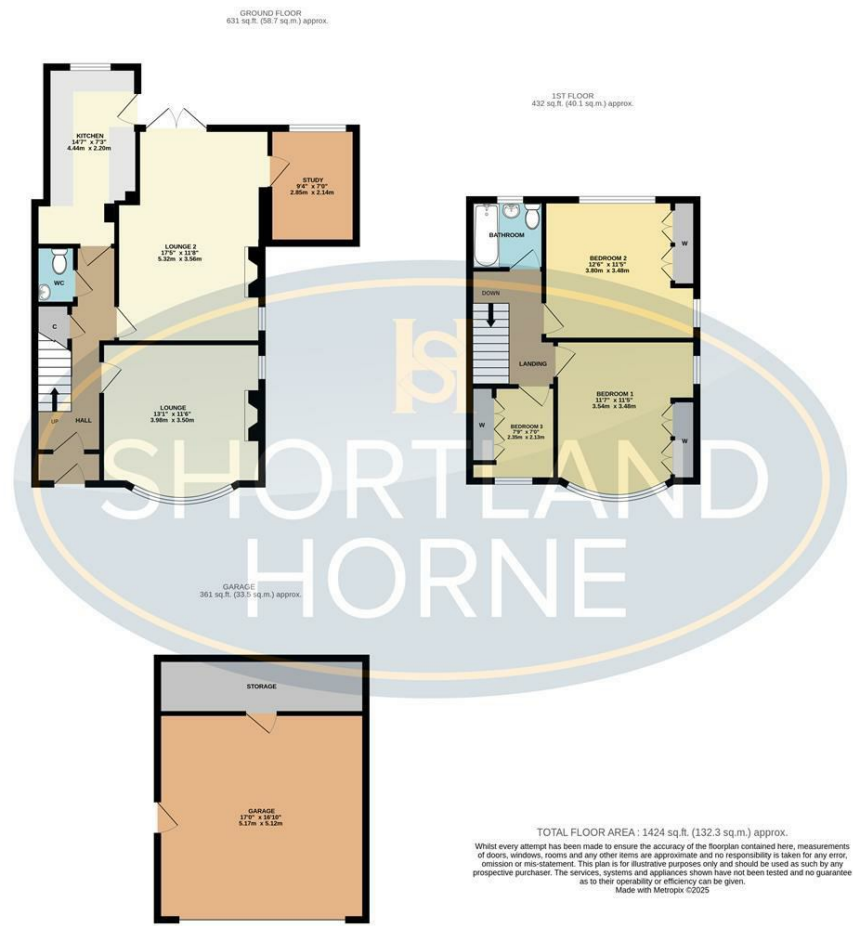


Floor Plan



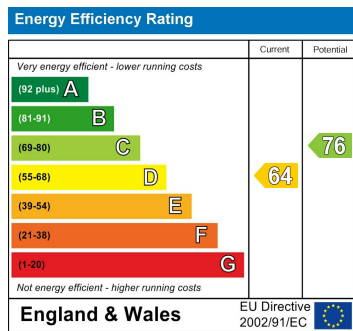
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

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

follow us  

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.

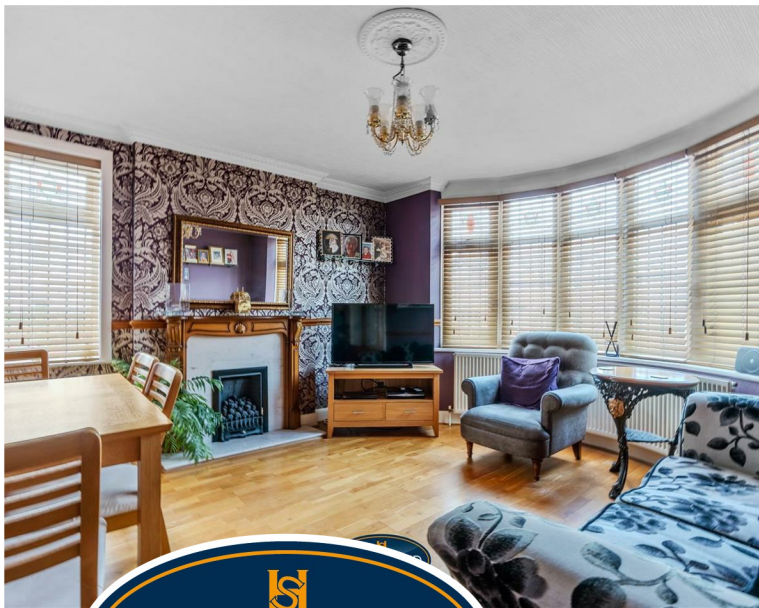
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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.



follow us  

Druid Road
Stoke CV2 4AT



£295,000

Bedrooms 3
Bathrooms 1

Sunlight pours through bay windows and fills this welcoming three bedroom semi detached home on Druid Road Coventry, an address that combines suburban calm with excellent connectivity. Set on a lovely corner plot in a quiet, friendly neighbourhood, this home immediately feels grounded, warm, and inviting.

The generous hall opens onto two reception rooms, the kitchen, and a convenient WC. At the front, the first lounge and dining room features a double bay window that floods the space with natural light, a sleek laminate floor, and a gas fireplace, creating a perfect spot for relaxing or entertaining. Beyond, the slightly extended second reception room enjoys side windows and French doors opening onto the rear garden, with a log burner adding cosy character. This room flows seamlessly into a study or potential fourth bedroom, offering a quiet retreat, home office, or guest space.

The galley kitchen is practical yet stylish, with white shaker style cabinets lining both sides, inset spotlights, a built in double oven, and gas hob. A sink overlooks the garden, making everyday cooking and chores more enjoyable, while tiled flooring and a classic splashback keep the space easy to maintain.

Upstairs, the light and airy theme continues. Bedroom one has a bayed front window and a smaller side window, allowing sunlight from two angles to brighten the room, complemented by built in wardrobes. Bedroom two is a generous double with a main window and a side window, also with built in storage and laminate flooring. Bedroom three is cosier, ideal for a nursery or home office, with two windows bringing in natural light. The family bathroom is clean and classic, with tiled walls and a white three piece suite.

The rear garden is low maintenance, neatly paved with a gate to the side, offering privacy and easy outdoor access. Beyond the garden sits a double garage with electric doors, brick construction, electrics, and a rear store or workshop. At the front, the block paved garden offers the potential to be transformed into a spacious driveway with room for several cars.

This home perfectly balances comfort with potential. Move in ready yet full of character, the corner plot adds presence and space. The wraparound extension already provides a study or fourth bedroom, with clear scope for further expansion if desired. With no onward chain, ownership is straightforward.

Location is another highlight. Druid Road sits in a well regarded pocket of Coventry, with convenient access to local shops, schools, and public transport. Major road links are a short drive away, connecting you to the city centre and beyond. In the evenings, neighbours stroll with dogs, children play in front gardens, and the area exudes a strong sense of community. For a family seeking a welcoming, spacious home with potential to personalise, this property is hard to beat.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Street Parking & Double Garage
Council Tax Band: B
EPC Rating: D
Approx. Total Area: 1424 Sq. Ft



GROUND FLOOR

Hall

Lounge/Dining Room

13'1 x 11'6

Lounge 2

17'5 x 11'8

Study/Bedroom 4

9'4 x 7'

Kitchen

14'7 x 7'3

WC

FIRST FLOOR

Landing

Bedroom 1

11'7 x 11'5

Bedroom 2

12'6 x 11'5

Bedroom 3

7'9 x 7'

Bathroom

OUTSIDE

Double Garage

17' x 16'10

Rear Garden

Front Garden