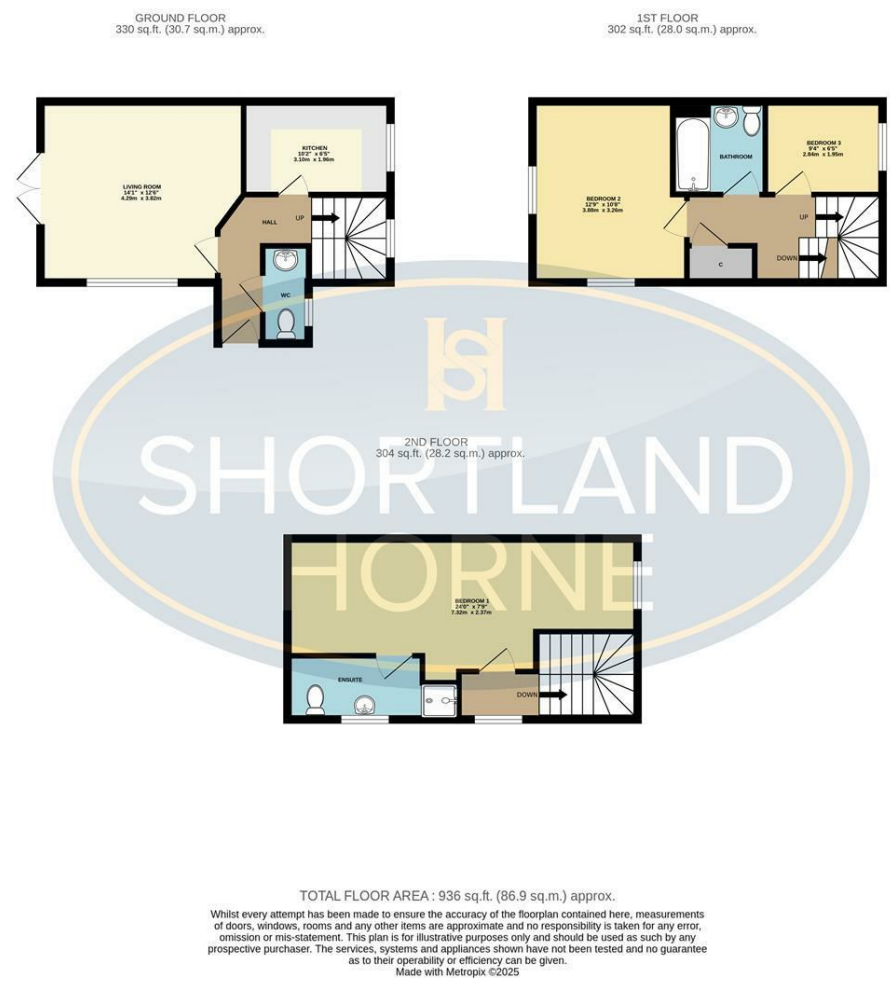
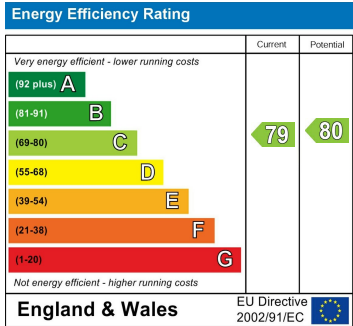


Floor Plan



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.

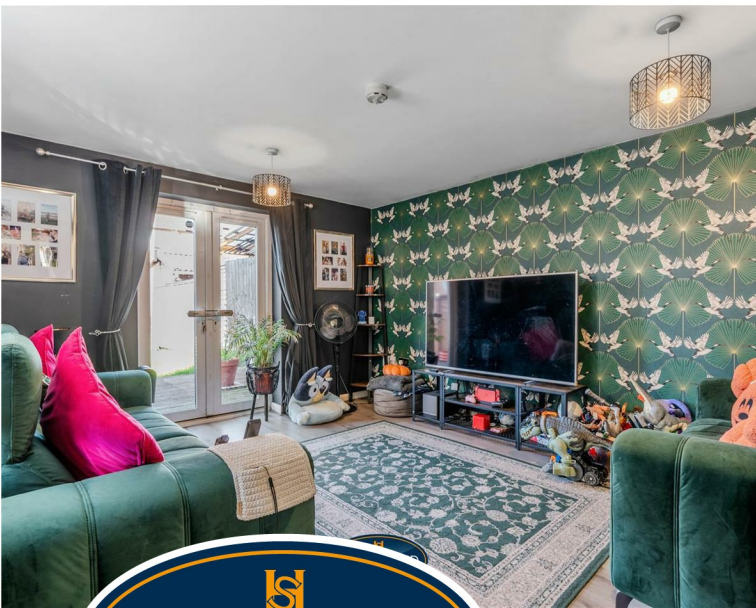
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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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Samuel Road
Stoke Heath CV2 3QJ



£230,000 Offers Over | Bedrooms 3 Bathrooms 2

Step into this charming three-bedroom end terrace on Samuel Road in Stoke Heath, a home that effortlessly blends modern living with the warmth and comfort of a well-loved family home. Built in 2011, the property welcomes you with a sense of calm from the moment you arrive, tucked away on a quiet street that hums with the friendly energy of a close-knit community. The hall opens up to a practical ground floor, complete with a convenient cloakroom to your right, immediately hinting at the thoughtful, family-focused layout found throughout.

The lounge is a haven, bathed in natural light that spills through the elegant French doors, drawing your eyes to the rear garden and creating an irresistible invitation to step outside. The space is generous enough to host two sofas comfortably, perfect for cosy movie nights or lively family gatherings. Adjacent, the kitchen is a neat, functional space with a contemporary touch, featuring integrated Smeg hob and oven, inset spotlights, and a tiled floor that adds both style and practicality. It's compact yet cleverly designed, with room for essential appliances, making it ideal for creating home-cooked meals while still being part of the conversation in the lounge.

Ascending the carpeted dog-legged stairs, the first floor unfolds into a light and welcoming landing, where each bedroom is carpeted, warm, and inviting. The second bedroom impresses with its generous proportions and dual windows, filling the room with soft daylight, while bedroom three offers a comfortable double space for children, guests, or even a home office. The family bathroom is crisp and clean, featuring a classic white three-piece suite with a shower over the bath, ready to meet the needs of a busy household.

The master suite occupies the entire second floor, providing a serene retreat for parents. Light streams through the window, highlighting the room's expanse and offering ample space for a king-size bed and additional furnishings. The en-suite, with its sleek shower cubicle, adds a touch of privacy and convenience that completes this upstairs sanctuary.

Step outside, and the rear garden continues the sense of home. A decked area immediately outside the lounge invites al fresco dining, while the lawn beyond provides plenty of space for children to play or for gardening enthusiasts to cultivate their own greenery. A combination of fencing and a brick wall offers privacy, while a gate at the rear opens to a private parking bay, a rare and convenient feature in this area.

Samuel Road itself offers an enviable balance of tranquillity and accessibility. Local parks, bustling shops, and excellent schools are all within easy reach, while public transport links make commuting into Coventry or beyond straightforward. The neighbourhood exudes a mixed, family-friendly atmosphere, with neighbours who look out for one another and a real sense of community that newcomers are quickly welcomed into.



GROUND FLOOR			Family Bathroom	
Hall			SECOND FLOOR	
WC			Bedroom 1	24' x 7'9
Lounge	14'1 x 12'6		En-Suite	
Kitchen	10'2 x 6'5		OUTSIDE	
FIRST FLOOR			Parking Bay (1 Spot)	
Bedroom 2	12'9 x 10'8		Rear Garden	
Bedroom 3	9'4 x 6'5			