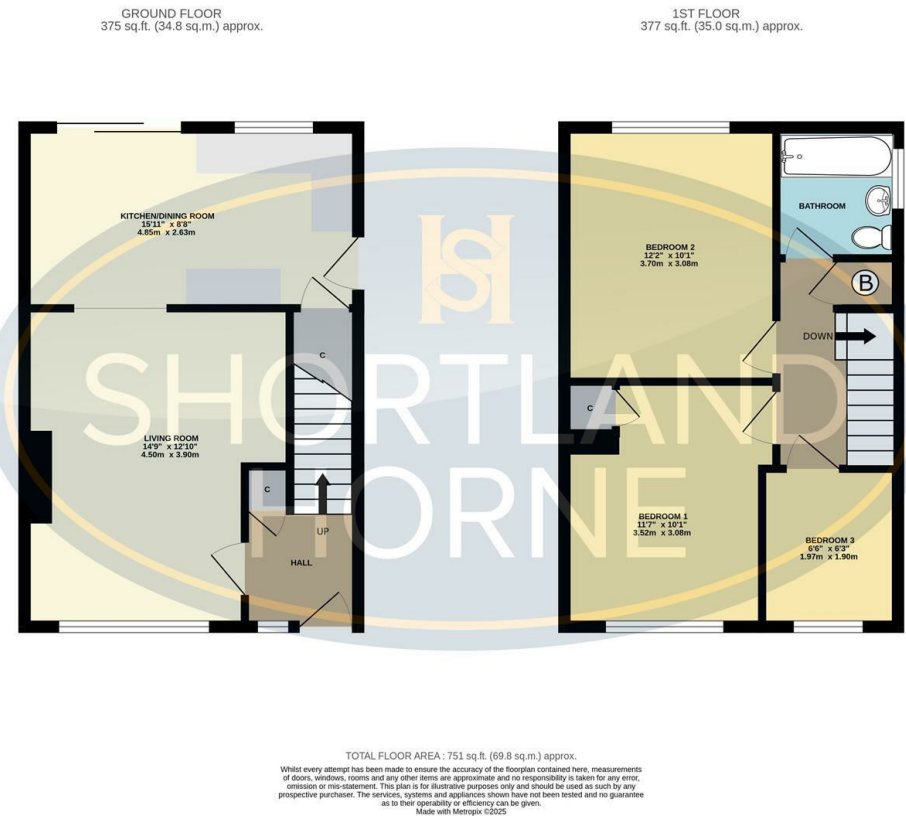
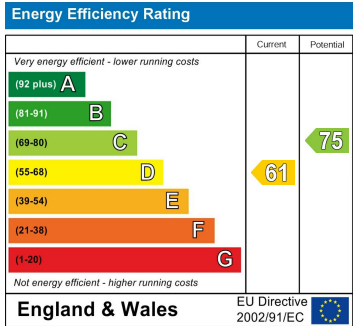


Floor Plan



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

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Angela Avenue
Potters Green CV2 2GH



£210,000

Bedrooms 3
Bathrooms 1

Sitting on the quiet and well-connected Angela Avenue, this semi-detached home offers the perfect opportunity for first-time buyers or young professionals looking for a cosy, low-maintenance property in a sought-after location.

Step inside, and the sense of warmth continues. The square hall, freshly carpeted, is light and airy, with a handy storage cupboard tucked neatly away, offering the first taste of practical family living. To the left, the lounge opens up with a sense of calm and comfort. The large window floods the room with natural light, bouncing off the soft, new carpet, while a charming Cotswold stone fireplace, complete with an electric fire, provides a focal point for cosy evenings and lazy weekends. An archway gracefully connects the lounge to the kitchen and dining area, creating a fluid, sociable space where the family can gather, laugh, and make memories.

The kitchen, has white cabinets, is a versatile space for home cooking or morning breakfasts before school runs. A dedicated dining area with sliding patio doors leads seamlessly to the rear garden, ensuring effortless indoor-outdoor living. Step outside to the patio and imagine summer barbecues, early morning coffees, or children darting across the lawned garden bordered by mature shrubs that offer privacy and tranquillity. Side access to the front and a practical shed complete a garden designed for family life, play, and peace of mind.

Upstairs, the newly carpeted stairs and landing guide you to three bedrooms, each freshly plastered and full of light. The master bedroom offers ample space for a double bed and storage, while the second bedroom comfortably accommodates another double, ideal for siblings or a guest. The third room, a bright and cosy single, can easily function as a nursery, study, or home office, perfectly matching the demands of modern family life. The family bathroom is clean, featuring tiled walls and a classic white three-piece suite with a shower over the bath, combining style and practicality for busy mornings or relaxing evenings. Beyond the bedrooms, a large, boarded loft space provides valuable storage or the potential for creative conversion, offering flexibility for a growing family.

Angela Avenue enjoys a location that balances peaceful suburban charm with convenience. Families benefit from access to excellent local schools, while the nearby M6 ensures smooth commuting, and the city's hospital is just a short drive away. Local shops and public transport links are all within easy reach, making everyday life effortless.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Street Parking
Council Tax Band: A
EPC Rating: D
Approx. Total Area: 751 Sq. Ft



GROUND FLOOR

Hall

Lounge

Kitchen/Dining Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

14'9 x 12'10

15'11 x 8'8

11'7 x 10'1

12'2 x 10'1

Bedroom 3

Bathroom

OUTSIDE

Rear Garden

Front Garden

6'6 x 6'3