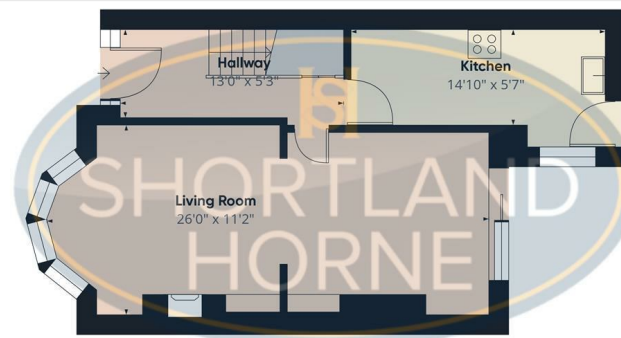
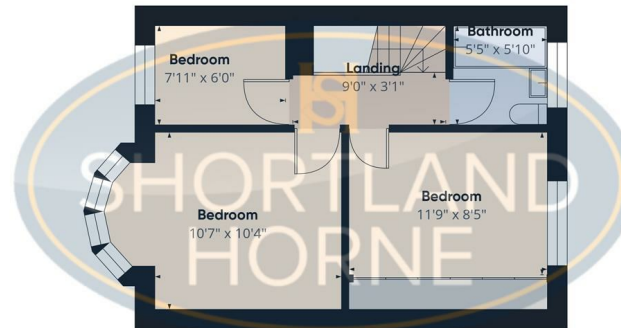


Floor Plan



Floor 0



Floor 1

Approximate total area^(a)
788 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPM: 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		69	79
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.

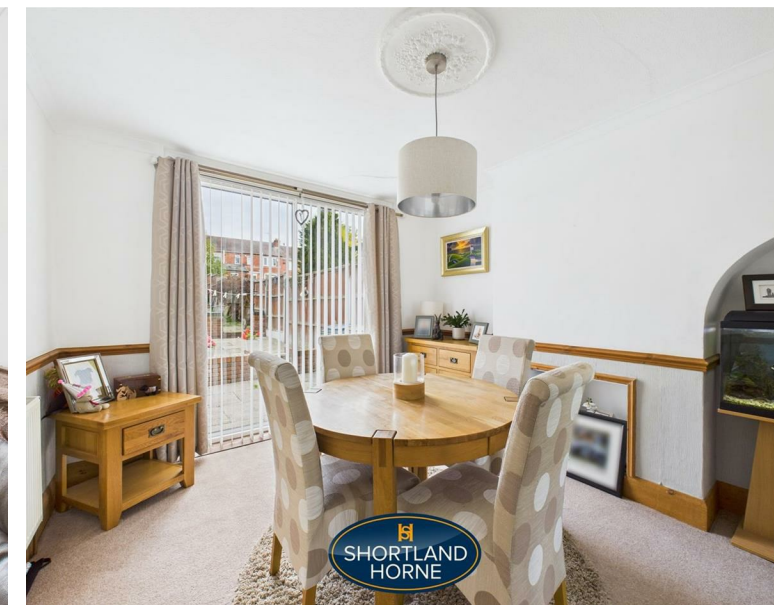
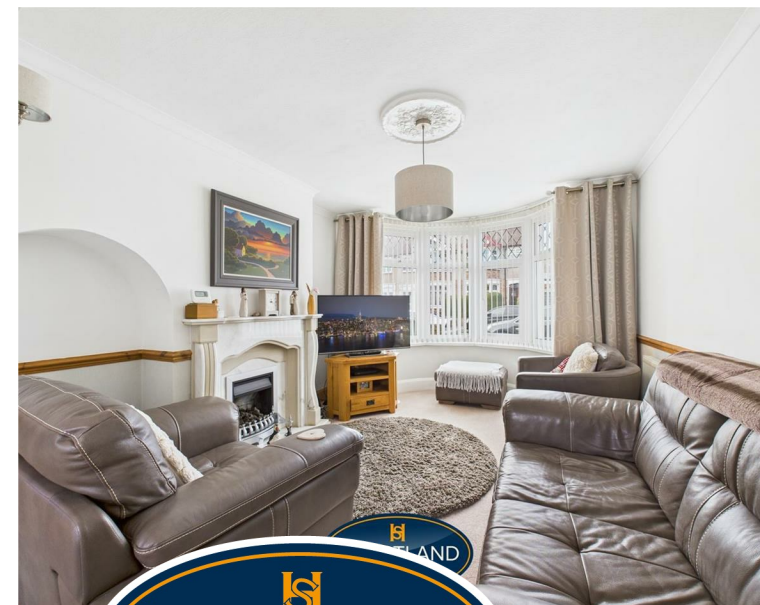
Appliances

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 NAEAA 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.



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

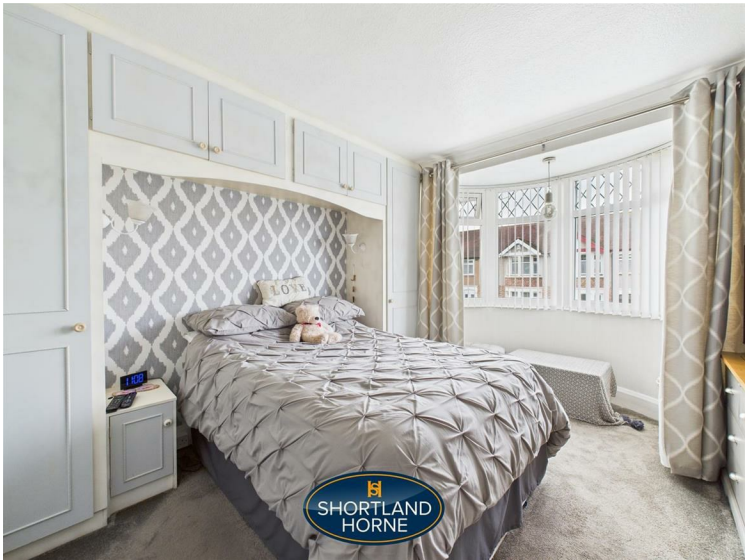
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Hartland Avenue
CV2 3ES



£245,000

Bedrooms 3
Bathrooms 1

Sitting proudly on well-regarded Hartland Avenue, this double-bayed, three-bedroom end of terrace home has been lovingly cared for by the same owners for twenty-seven years. Its welcoming atmosphere, excellent natural light and practical layout make it an ideal choice for families, first-time buyers, or anyone seeking a home with both comfort and convenience.

From the moment you arrive, the property gives a sense of calm. The front garden sets the home back slightly from the road, offering a touch of privacy and greenery, with scope to create off-road parking if desired. Step through the front door into a light and airy hallway where soft neutral décor and carpeted floors immediately create a homely feel. The carpet continues up the stairs and into the principal rooms, tying the spaces together with a sense of flow and warmth.

The through lounge is a wonderfully bright and inviting space, enhanced by the broad bay window that fills the room with natural light from morning until afternoon. There is ample room here for comfortable sofas arranged around the feature gas fireplace, creating a perfect spot for family time or quiet evenings in. The dining area to the rear offers generous space for a six-seater table, with sliding patio doors that open directly onto the garden, allowing summer breezes and golden evening light to spill in.

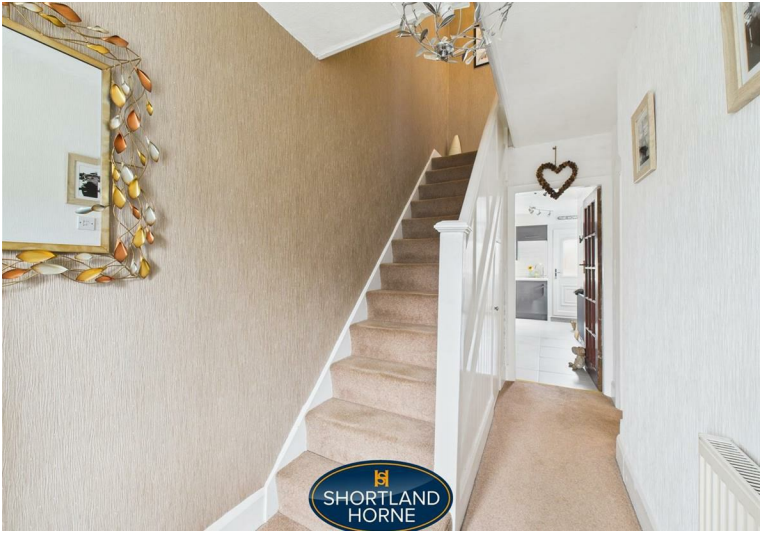
The kitchen, positioned off the hallway and with its own access to the rear garden, is both modern and efficient in design. Dark high-gloss cabinets contrast beautifully with light worktops and classic white metro-style tiles, giving the space a clean and contemporary edge. Built-in appliances, including a fridge-freezer, dishwasher, double oven and induction hob, make daily life wonderfully easy, while the tiled floor adds a practical finishing touch.

Upstairs, the sense of brightness continues. The landing leads to three well-proportioned bedrooms, each carpeted and softly decorated in neutral tones. The main bedroom enjoys a bay window and fitted wardrobe with glass doors, providing both elegance and practicality. The second bedroom offers generous space for a double bed and additional furniture, while the third bedroom serves perfectly as a single room, home office, or nursery. The family bathroom is fresh and contemporary, fully tiled with a white suite and shower over the bath, complemented by a chrome heated towel rail.

Outside, the rear garden provides a peaceful and low-maintenance retreat. A raised patio area is perfectly positioned for morning coffee or evening dining, leading down to a small, neatly kept lawn that adds just a touch of greenery without demanding too much upkeep. At the far end, the rear access garage provides secure storage or practical parking options.

Hartland Avenue itself is part of a friendly and long-established community, with a calm atmosphere that residents love. The area is superbly placed for everyday amenities, with shops, cafes and essential services nearby, and a selection of well-regarded primary and secondary schools including St John Fisher, Stoke Heath Primary, Wyken Croft, Lyng Hall, Stoke Park and Caludon Castle. Commuters will appreciate the easy access to public transport links, the M6 and M69, and the short drive to University Hospital Coventry and Warwickshire.

After nearly three decades in the same caring hands, this much-loved home is ready to welcome its next chapter. With its blend of light, space and location, it offers the perfect foundation for comfortable family living in the heart of Wyken.



GROUND FOOR		Bedroom 3		7'11 x 6'
Hallway		Bathroom		5'5 x 5'10
Lounge/Dining Room		OUTSIDE		
Kitchen		Garage		
FIRST FLOOR		Rear Garden		
Landing		Front Garden		
Bedroom 1				10'7 x 10'4
Bedroom 2				11'9 x 8'5