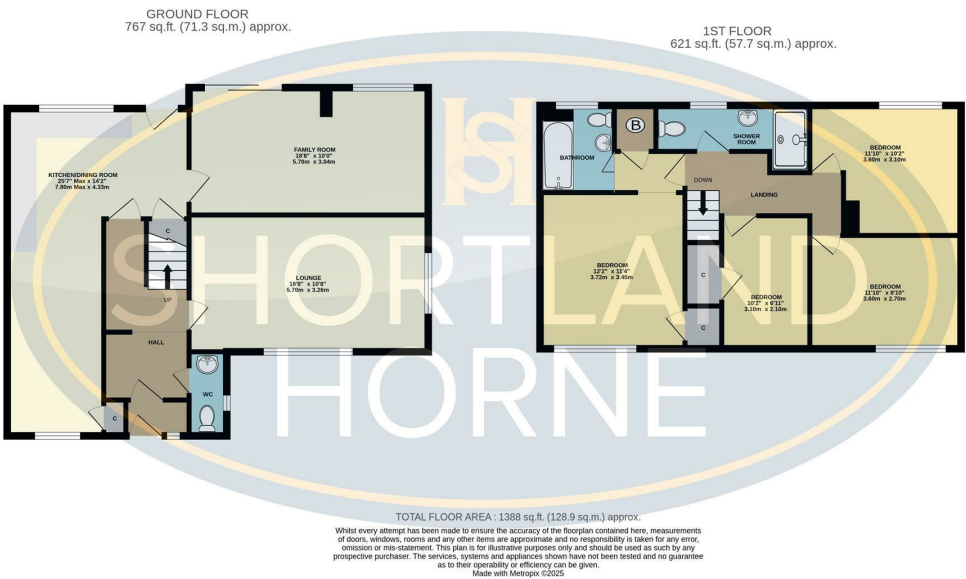
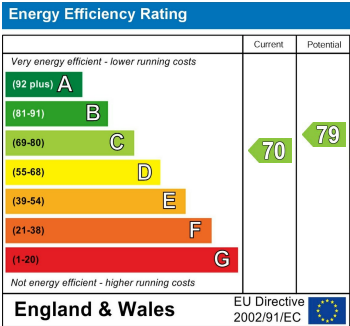


Floor Plan



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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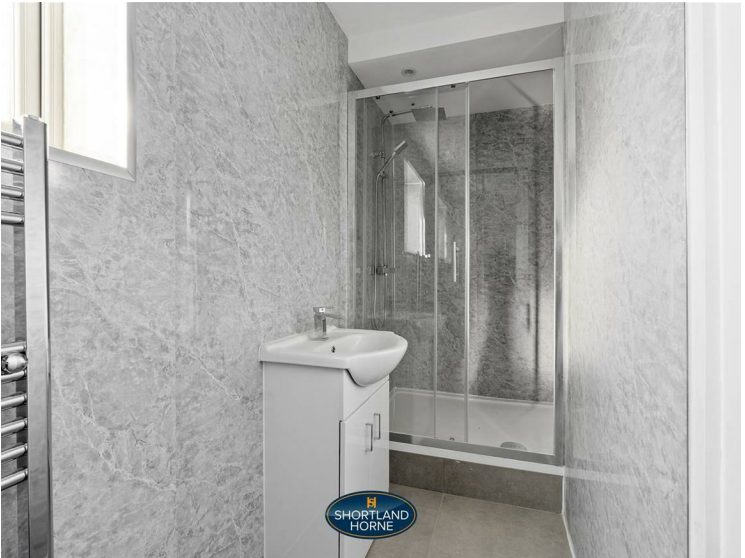
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**Taunton Way**  
**CV6 2NH**





£299,950

Bedrooms 4  
Bathrooms 2

Set back on a quiet, friendly corner of Taunton Way in Keresley End, this refurbished four-bedroom end-of-terrace home offers a contemporary, light-filled haven for modern family living. Nestled within a peaceful neighbourhood and framed by a charming green at the front, the property instantly welcomes you with a sense of space and serenity. Perfect for families or anyone seeking a stylish, ready-to-move-into home, it benefits from no onward chain, bright interiors, and thoughtful recent improvements that combine comfort with contemporary style.

Step inside to discover a crisp, welcoming hallway that leads into the front lounge, a spacious room bathed in natural light streaming through its large windows. The high-quality vinyl plank flooring and pristine white walls create a versatile canvas, allowing the imagination to wander as easily as the sunlight across the room. Flowing effortlessly from the lounge, the heart of the home lies beyond in the open-plan kitchen-dining area, thoughtfully created through the conversion of the garage. This L-shaped space is a contemporary dream, featuring shaker-style units, inset spotlights, a sleek metro-tiled splashback, and an array of integrated appliances including an oven, hob, extractor, fridge-freezer, dishwasher, and washing machine. The layout encourages shared moments, whether it's cooking with family, hosting friends, or simply enjoying a relaxed evening meal bathed in daylight. Sliding doors lead directly to the rear garden, seamlessly blending indoor and outdoor living.

Adjacent to the kitchen, the family room offers a versatile space to relax, entertain, or enjoy quiet downtime, with the same neutral décor and laminate flooring that flows throughout the ground floor. Completing the practical layout of the ground floor is a convenient WC, ideal for busy mornings and evening routines.

Upstairs, carpeted stairs and landing lead to four comfortable bedrooms. The principal bedroom is generously proportioned, featuring a bay window that fills the room with soft natural light and a fitted wardrobe with glass doors that reflects the airy, contemporary feel of the home. The bathroom is en-suite to main bedroom. Bedroom two is a good-sized double, while bedroom three, slightly larger than a typical third bedroom, could easily serve as a home office or nursery. Bedroom four completes the suite, providing flexibility for a growing family or visiting guests. The first floor is completed by a sleek shower room, each refurbished with modern fixtures and finishes.

Outside, the property continues to impress. The rear garden is wide and inviting, starting with a patio accessible via the sliding doors, perfect for morning coffee or summer dining. To the right and rear, a decked area adds a contemporary touch, while the remainder of the garden is laid to lawn, offering space for children to play, gardening projects, or quiet relaxation. At the front, a driveway provides parking for two cars, with potential to expand, while the corner plot location ensures an open, airy aspect and a welcoming presence on the street.

Beyond the home itself, the location is a true asset. Keresley End enjoys a friendly community atmosphere while being within easy reach of Coventry city centre and major road links, including the A45 and M6, ideal for commuters. Local schools are nearby, catering to all ages, and a selection of retail parks, supermarkets, and amenities ensures everyday convenience is never far away.

This is a home that effortlessly balances contemporary style, family-friendly functionality, and a tranquil setting. With its abundance of natural light, thoughtful recent improvements, and adaptable living spaces, it presents a rare opportunity to move straight in and start making memories.



| GROUND FLOOR        |             |                           |
|---------------------|-------------|---------------------------|
| Hall                |             |                           |
| WC                  |             |                           |
| Lounge              | 18'8 x 10'8 |                           |
| Family Room         | 18'8 x 10'  |                           |
| Kitchen/Dining Room | 25'7 x 14'2 |                           |
| FIRST FLOOR         |             |                           |
| Landing             |             |                           |
| Bedroom 1           | 12'2 x 11'4 |                           |
|                     |             | Bedroom 2<br>11'10 x 8'10 |
|                     |             | Bedroom 3<br>11'10 x 10'2 |
|                     |             | Bedroom 4<br>10'2 x 6'11  |
|                     |             | Bathroom                  |
|                     |             | Shower Room               |
| OUTSIDE             |             |                           |
|                     |             | Rear Garden               |
|                     |             | Driveway                  |