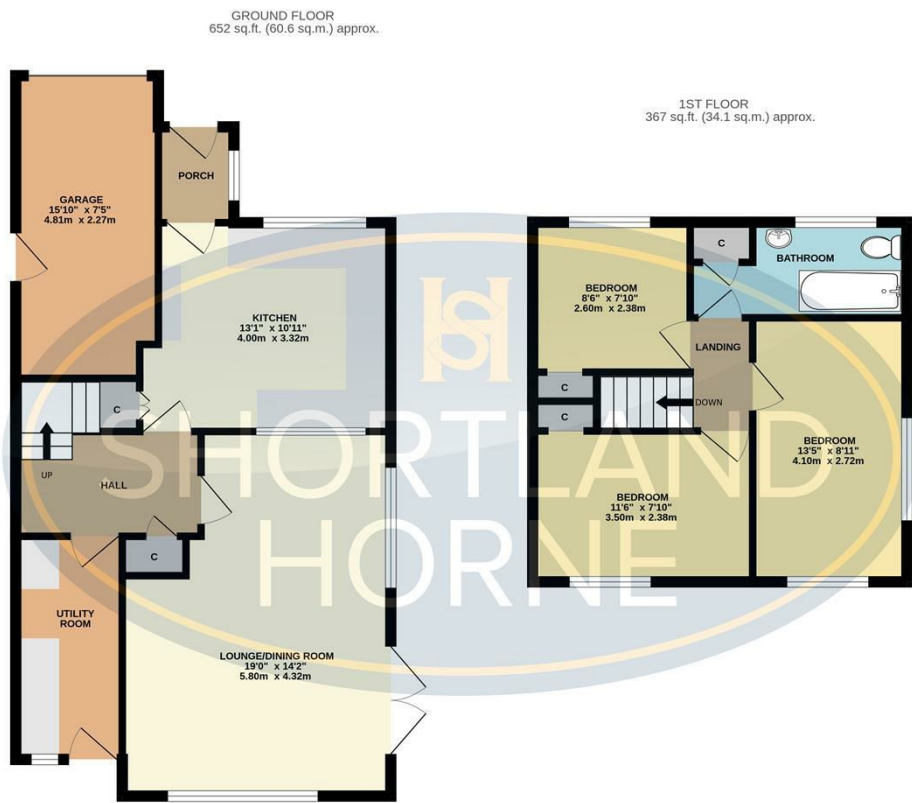


Floor Plan

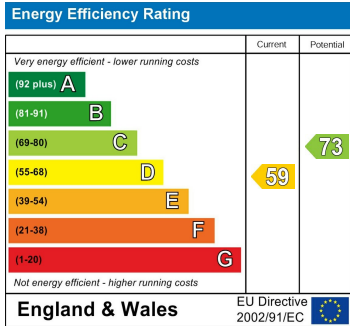


TOTAL FLOOR AREA : 1019 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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Barrow Close
CV2 2BP



£230,000 Offers Over

Bedrooms 3
Bathrooms 1

Set at the peaceful end of Barrow Close, this three-bedroom end terrace house combines light, space, and a sense of calm that is increasingly rare. With open fields as its immediate neighbours, it offers a private retreat while remaining just moments from local amenities, schools including Walsgrave Church of England, St Peter & Paul Primary, Cardinal Wiseman and Caludon Castle, and excellent transport links via the M6, M69, and nearby University Hospital. Quiet, friendly, and perfectly positioned, it is a home that balances tranquillity with convenience. It is offered for sale with no onward chain, making for a smooth and straightforward move.

Approached from the rear via a driveway and garage, an enclosed porch serves as the main entrance, immediately welcoming you into a bright, practical kitchen. Fitted with light shaker-style units, dark wood worktops, and a dark grey tiled floor, the kitchen features a metro-tiled splashback, inset ceiling spotlights, and space for a range oven, washing machine, and integrated extractor. The layout flows naturally into the L-shaped lounge and dining area, where large windows on two sides frame views over the neighbouring fields, flooding the space with light throughout the day. French doors open onto the side garden, blending indoor and outdoor living, while a log burner in the corner adds warmth and character, perfect for cosy evenings or social gatherings.

At the front of the home, the original hallway has been converted into a generous utility room, offering floor-to-ceiling cupboards, space for a tumble dryer and fridge freezer, and hooks for coats. This practical space also provides a door to the front garden, making everyday routines effortless.

Upstairs, carpeted stairs lead to a landing and three well-proportioned bedrooms. The main bedroom enjoys two windows with calming views over the fields. Bedroom two is a comfortable double, while bedroom three is a versatile single, ideal as a nursery, home office, or guest room. All bedrooms feature fitted storage for an organised, clutter-free home. The family bathroom completes the first floor with a bright, fresh feel, featuring tiled walls, a white three-piece suite, and a shower over the bath.

Outside, the property benefits from generously sized gardens mainly laid to lawn, with patio and seating areas that create a private and peaceful haven. The end-of-terrace position ensures tranquillity, tucked away from the main road, while the driveway and garage at the rear provide secure off-street parking and additional storage.

This Barrow Close home offers a rare combination of practical, family-focused design, bright and airy living spaces, and a serene setting beside open fields. From the open-plan kitchen and lounge to the tranquil gardens and views, it is a property that invites you to relax, entertain, and truly feel at home.



GROUND FLOOR		Bedroom 2	11'6 x 7'10
Porch		Bedroom 3	8'6 x 7'10
Kitchen	13'1 x 10'11	Bathroom	
Lounge/Dining Room	19' x 14'2	OUTSIDE	
Hall		Rear/Side/Front Gardens	
Utility Room		Garage	15'10 x 7'5
FIRST FLOOR		Driveway	
Landing			
Bedroom 1	13'5 x 8'11		