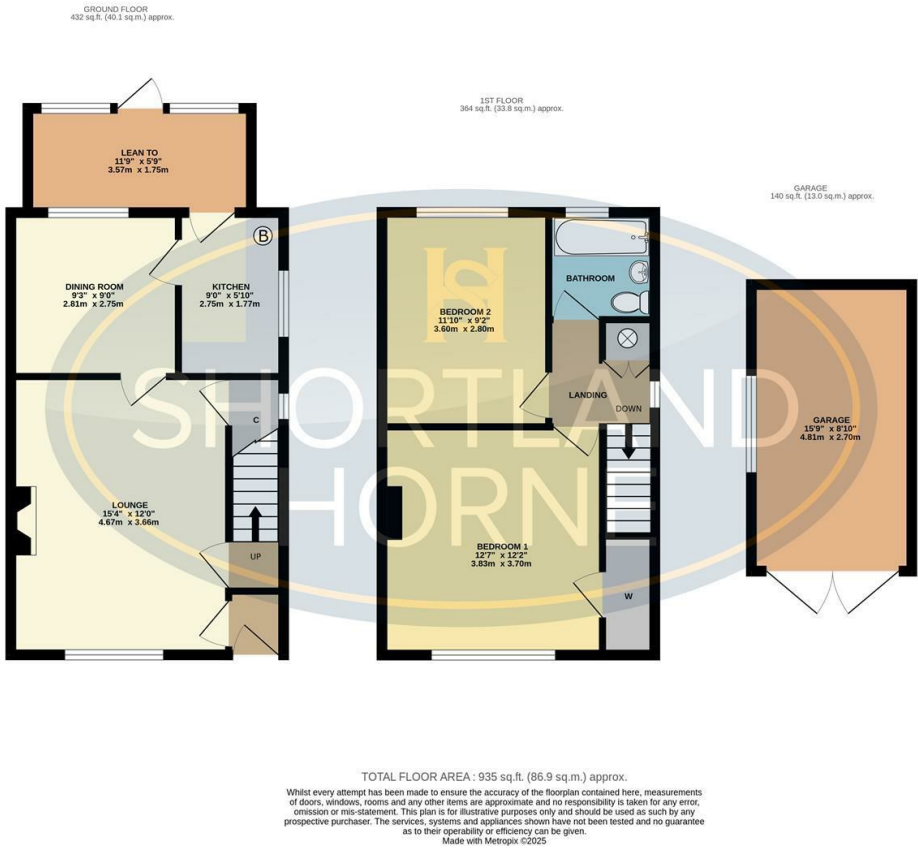
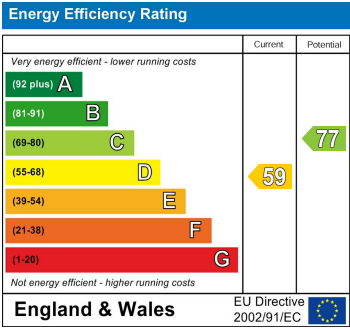


Floor Plan



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.



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

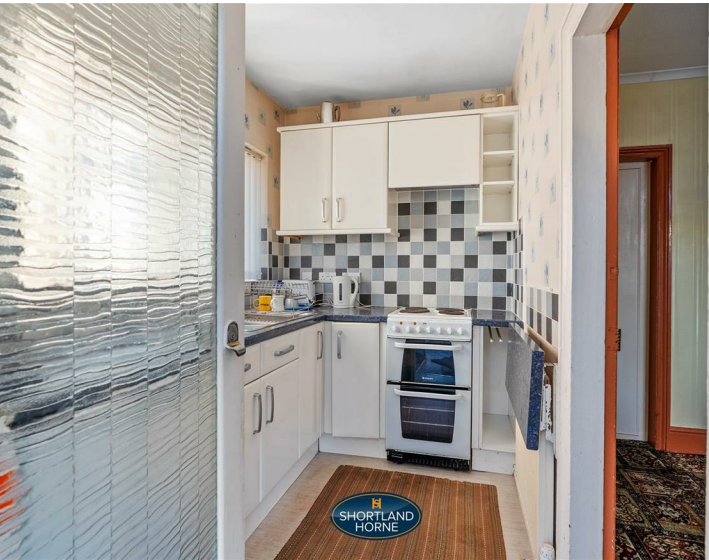
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Gresley Road
Henley Green CV2 1AZ



£120,000 Offers Over

Bedrooms 2
Bathrooms 1

For more than seventy two years, this two bedroom semi detached home on Gresley Road has remained in the same family. Now offered for sale with no chain, it provides a rare opportunity to fully modernise a well loved home in a convenient Henley Green location. With respected schools close by, local shops within walking distance and the University Hospital Coventry and Warwickshire only a short journey away, the setting suits both first time buyers and those seeking a project with long term potential.

A small gated front garden leads into the porch and then into the lounge, a comfortable space centred around a traditional brick fireplace with an electric fire. The property is modest in size and dated throughout, making it an ideal blank canvas for a full update and redesign.

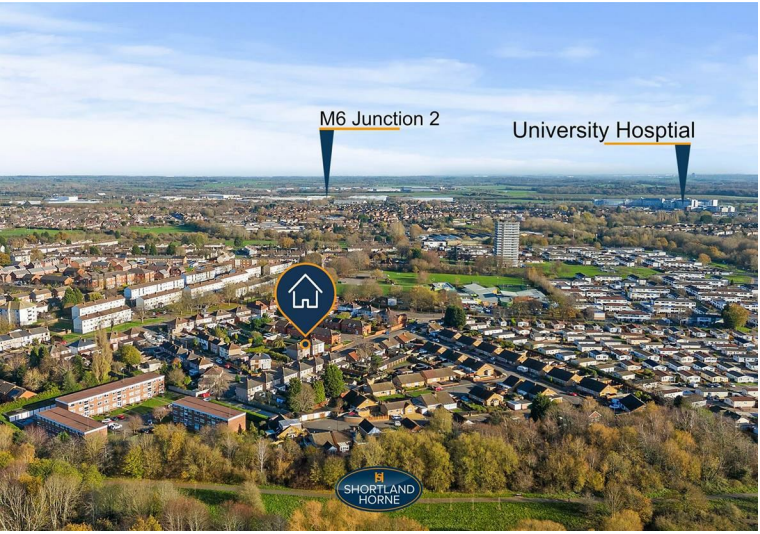
Beyond the lounge sits the dining room, a practical space that serves as the heart of the ground floor and works well for everyday meals. Adjoining the dining room is the compact kitchen, which offers a straightforward layout ready to be reconfigured to suit modern living. From here, direct access leads into the lean to, a versatile additional area that can be adapted into a utility space, hobby room or simply a bright spot overlooking the garden.

Upstairs, two double bedrooms offer comfortable proportions and the potential for complete refurbishment. The main bedroom includes built in wardrobe storage, while the second bedroom enjoys views across the rear garden and is well suited to guests, children or a home office. The family bathroom completes the first floor with a classic white suite and shower over the bath, also ready for updating.

The rear garden is a generous size and fully enclosed, offering plenty of scope for those looking to create an appealing outdoor space. It does require attention, but its size and layout make it a rewarding project for landscaping, seating or everyday gardening. A single garage with wooden doors provides useful storage or parking and adds practicality to the home.

With its honest layout, long standing family history and the freedom for full modernisation, this home presents an excellent opportunity for buyers seeking a project they can tailor from the ground up. Offered with no onward chain and set within a well connected Coventry neighbourhood, it is ready for someone to transform it into a comfortable and personalised home.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking: Street Parking



GROUND FLOOR		Bathroom	
Porch		Bedroom 1	12'7 x 12'2
Living room	15'4 x 12'0	Bedroom 2	11'10 x 9'2
Dining room	9'3 x 9'0	OUTSIDE	
Kitchen	9'0 x 5'10	Front garden	
Lean to	11'9 x 5'9	Rear garden	
FIRST FLOOR		Garage	15'9 x 8'10
Landing			