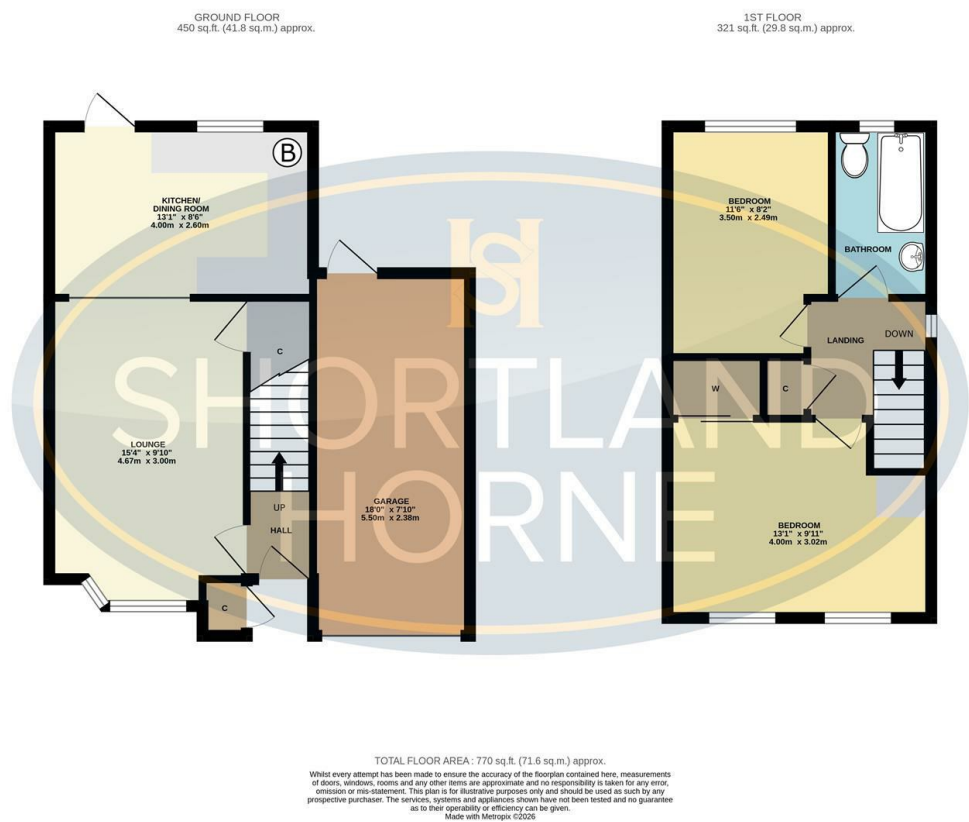
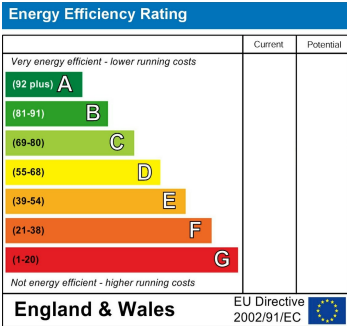


Floor Plan



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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**Lumsden Close**  
**CV2 2HQ**





£230,000

Bedrooms 2  
Bathrooms 1

Step inside this charming Lumsden Close home and feel the calm, light-filled spaces that make it instantly welcoming. The lounge is bright and cosy, while the kitchen is perfect for weekend breakfasts or a quiet cup of tea, opening onto a private, not-overlooked garden. Upstairs, two double bedrooms and a modern shower room provide restful retreats, and the side garage offers potential for extra space. Set on a friendly residential street just minutes from schools, the M6, and University Hospital, this is a home ready for the next chapter of life.

Step inside and you're greeted by a welcoming hallway, setting the tone for what lies beyond. To your left, the lounge is a cosy yet bright space, made all the more inviting by the double-bayed frontage that allows natural light to pour in throughout the day. Neutral carpeting and soft tones create a calm backdrop, while the gas fire adds a comforting focal point – perfect for relaxed evenings in, whether that's feet up with a book or a film night on the sofa.

The kitchen sits to the rear and is practical, light and surprisingly sociable. Its square layout makes excellent use of the space, with light-coloured units keeping everything feeling fresh and airy. Integrated appliances, including an oven, hob, extractor, fridge, freezer and microwave, make it immediately functional, while there's still room for a small dining table for everyday meals or a lazy weekend breakfast. French doors open directly onto the rear garden, blurring the line between indoor and outdoor living on warmer days.

Upstairs, the home continues to impress with two generous double bedrooms. The main bedroom, positioned at the front, benefits from built-in wardrobes and a peaceful outlook, making it a restful retreat at the end of the day. The second bedroom overlooks the garden and is another comfortable double, ideal as a guest room, child's bedroom or even a home office if you're working hybrid. Completing the first floor is a modern, fully tiled shower room with a sleek walk-in shower – stylish, contemporary and ready to enjoy from day one.

Outside, the rear garden is a real highlight. Step out onto the patio area, perfect for morning coffees or summer barbecues, before moving onto the neatly kept lawn framed by shrub borders. Quality fencing surrounds the space, offering privacy and a not-overlooked feel that's increasingly hard to find. There's also direct access into the garage, which sits to the side of the property and offers exciting potential – whether that's conversion, additional storage or even building above, subject to the usual permissions.

To the front, the property enjoys a half driveway and half garden, combining off-road parking with a pleasant green outlook. The home has clearly been well cared for over the years – it's light, airy and move-in ready, with scope for modernisation should you wish to add your own stamp over time.

Location-wise, it's hard to beat. Several highly regarded primary and secondary schools, including SS Peter and Paul Catholic School, Potters Green Primary, Cardinal Wiseman and Seva School, are all within walking distance. The M6 and University Hospital are just a short drive away, making commuting and healthcare access effortless, while nearby parks, local shops and everyday amenities complete the picture.

Offered with no onward chain, this is a home that feels honest, comfortable and full of potential.



GROUND FLOOR

Hall

Lounge

15'4 x 9'10

Kitchen/Dining Room

13'1 x 8'6

FIRST FLOOR

Landing

Bedroom 1

13'1 x 9'11

Bedroom 2

11'6 x 8'2

Bathroom

OUTSIDE

Garage

18' x 7'10

Rear Garden

Driveway