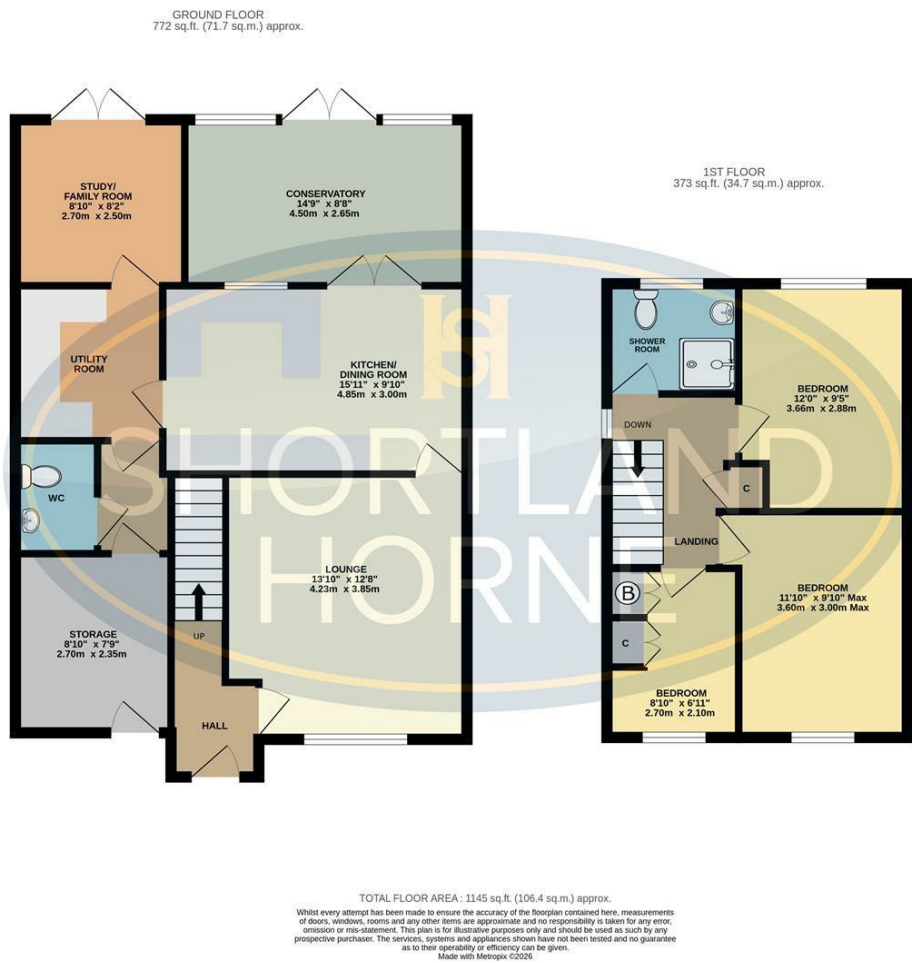
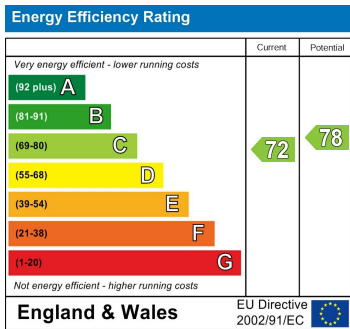


Floor Plan



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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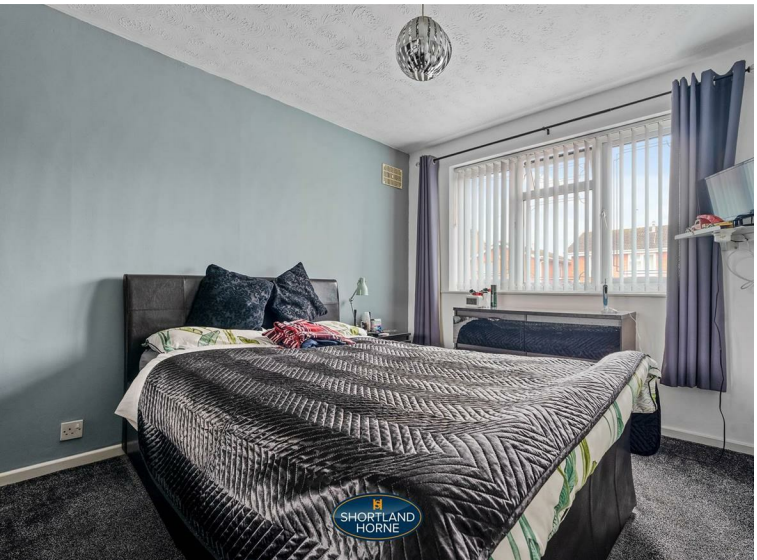
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Pembury Avenue
CV6 6JT



£280,000

Bedrooms 3
Bathrooms 1

Tucked away at the end of a peaceful cul-de-sac on Pembury Avenue, this 3-bedroom link-detached home is a bright, welcoming retreat that feels like it was made just for you. From the moment you step inside, sunlight pours through generously sized windows, bouncing off neutral walls and creating a warm, airy atmosphere that instantly puts you at ease. Built in the mid-1980s and lovingly maintained ever since, it has a timeless charm that balances comfort with practical living. A clever extension has added a conservatory, a flexible study or fourth bedroom, a utility room, and a convenient downstairs WC, giving families room to breathe and commuters a quiet corner to work from home. With the added bonus of no chain, moving in could be quicker and simpler than you ever imagined.

The ground floor flows effortlessly from room to room. A welcoming hallway leads into the lounge, a cosy space made for evenings curled up with a book, a movie, or good company. The dining area, open-plan to the kitchen, is perfect for family meals, lively dinner parties, or lazy weekend brunches. The kitchen itself is a bright, cheerful space, lined with plenty of white shaker-style units that make cooking feel inviting rather than chore-like. From here, the dining area leads seamlessly through French doors into the sunlit conservatory, a perfect spot for morning coffee, evening drinks under fairy lights, or simply watching the garden bathe in golden light. Off the kitchen, the study or fourth bedroom offers endless possibilities—home office, guest room, or a secret den for the kids—while the utility room and clever storage space, tucked into the area of the original garage, keep everyday life running smoothly without clutter.

Upstairs, the bedrooms are individual retreats, each with its own personality. The master bedroom at the front of the house is a generous double, filled with morning light and ready to accommodate a peaceful night's sleep. Bedroom two at the rear is another spacious double, offering tranquil garden views that make it easy to drift off to sleep. Bedroom three, a front-facing single, comes with a



GROUND FLOOR		FIRST FLOOR	
Lounge	13'10 x 12'8	Bedroom 1	11'10 x 9'10 (max)
Kitchen/Dining Room	15'11 x 9'10	Bedroom 2	12' x 9'5
Conservatory	14'9 x 8'8	Bedroom 3	8'10 x 6'11
Study/Family Room/Bedroom 4	8'10 x 8'2	Shower Room	
Utility Room		OUTSIDE	
WC		Rear Garden	
Storage		Driveway	