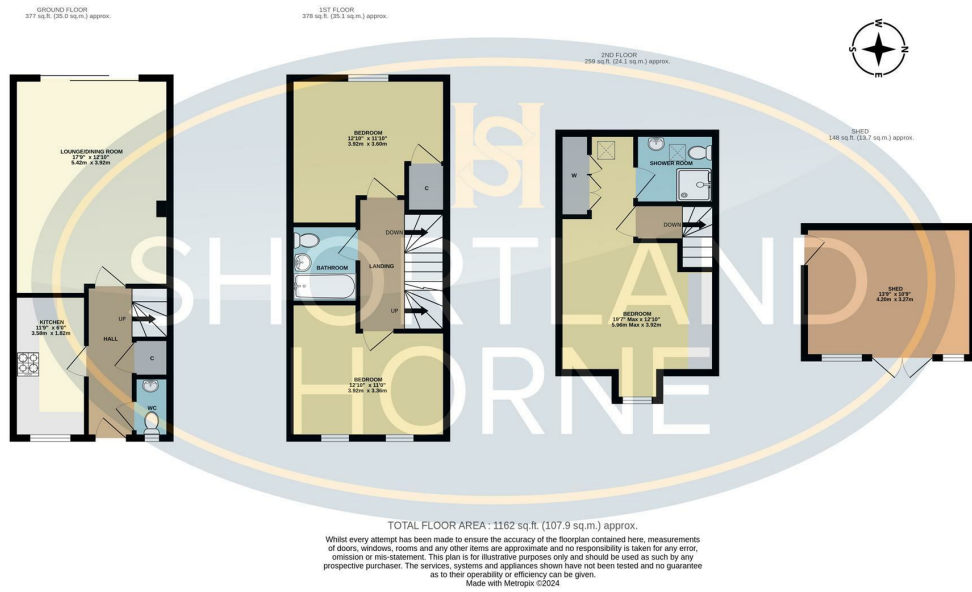


# Floor Plan



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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

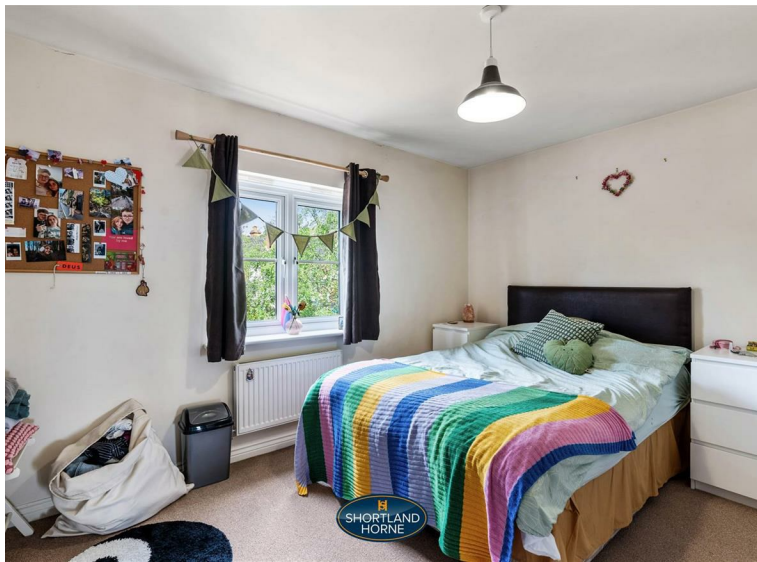
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Signet Square**  
Stoke CV2 4NZ



**£240,000**

**Bedrooms 3  
Bathrooms 2**

Nestled within the popular 'The City' development, on the site steeped in the history of the former Coventry City football ground, stands this spacious and contemporary townhouse, built in 2009. The property is ready for immediate possession and boasts a welcoming atmosphere. Even better, it is being offered for sale with no onward chain, enhancing its desirability.

Upon entering, you are greeted with views of a spacious open green area just metres away from the property. Perfect for young couples, small families, and investors alike, this charming home maintains its inviting feel throughout. The ground floor features a stylish and fully equipped kitchen, complete with a built-in oven, hob, extractor hood, ample work surface area, and storage cabinets. The light-filled lounge/diner is ideal for relaxing evenings and opens out to the garden via large sliding doors, creating a seamless indoor-outdoor living experience. A convenient WC completes the ground floor layout.

Ascending to the first floor, you'll find two vibrant double bedrooms, one of which includes a built-in cupboard, along with a tiled main bathroom. Continuing to the second floor, the master bedroom impresses with its light-filled space, en-suite shower room, built-in wardrobe, and ample room for furnishings, providing a serene retreat for relaxation.

The westerly facing garden, with a rear walkway leading to two parking spaces, offers a sun-kissed oasis with a generously sized decked area for barbecues or sunbathing, a lush lawn for outdoor activities, and a large wooden shed for garden tool storage.

Additionally, this property boasts the convenience of two dedicated parking spaces, located just a few metres away in the communal parking area. This ensures hassle-free parking for residents and adds further practicality to the property's appeal.

Conveniently located just one mile from central Coventry and the bus station, with the railway station 1.8 miles away, this property also provides easy access to local amenities including Ball Hill shopping centre, the University Hospital, and the A444 for seamless city commuting.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: 2 allocated parking spaces  
 Council Tax Band: C  
 EPC Rating: C  
 Total Area: Approx. 1162 Sq. Ft  
 HMO Licence: Existing HMO licence has expired. Awaiting re-assessment  
 Current Rental achieved: £1,200 pcm  
 Tenants in Situ: Yes - although will be vacating before completion  
 Annual Service/Maintenance Charge: approx. £130 per annum



<b>GROUND FLOOR</b>		<b>Bedroom 3</b>	12'10 x 11'0
Hallway		<b>Bathroom</b>	
WC		<b>SECOND FLOOR</b>	
Lounge/Dining Room		<b>Bedroom 1</b>	19'7 9max) x 12'10
Kitchen		<b>En-Suite</b>	
<b>FIRST FLOOR</b>		<b>OUTSIDE</b>	
Landing		<b>Rear Garden</b>	
Bedroom 2		<b>Shed</b>	13'9 x 10'9
		<b>2x allocated parking spaces</b>	