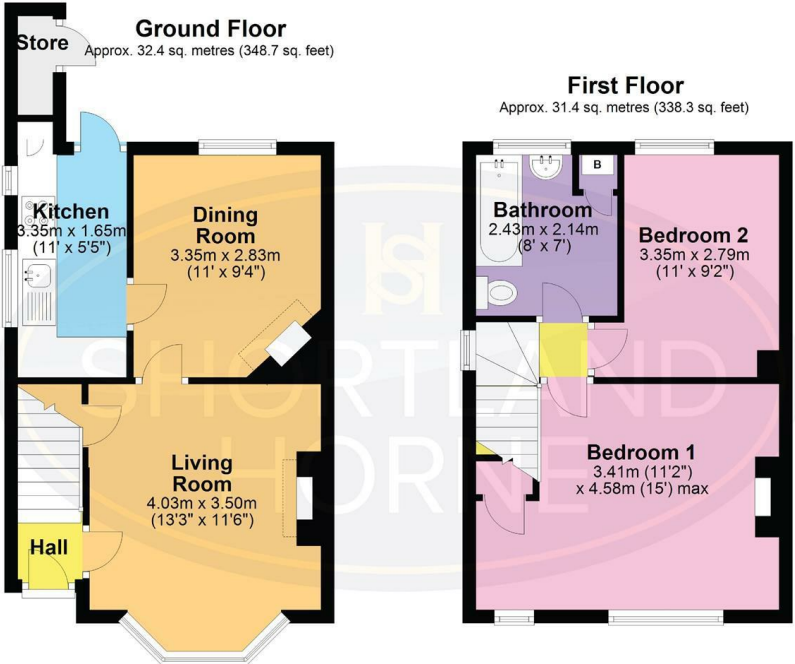


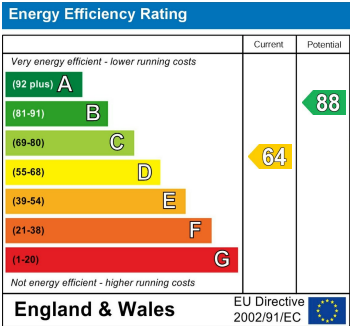
Floor Plan



Total area: approx. 63.8 sq. metres (687.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

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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Tonbridge Road
Whitley CV3 4AY



£210,000

Bedrooms 2
Bathrooms 1

Set in Tonbridge Road in ever popular Whitley, this delightful two-bedroom semi-detached home invites you into a world of comfort and calm. From the moment you step through the door, you're greeted by warm, neutral tones and a homely atmosphere.

Sunlight pours through the large bay window in the living room, casting a gentle glow across the cosy seating area, perfect for quiet mornings with a coffee or relaxed evenings with a book in hand. A door leads seamlessly into the dining room, giving a lovely sense of flow between the two spaces - perfect for everything from quiet dinners to lively weekend brunches.

The adjacent kitchen is a delight for any home cook, featuring a fitted electric oven, four-ring gas hob, extractor fan, built-in fridge, and stylish beech cabinetry topped with marble-effect surfaces. Whether you're preparing a quick weekday meal or cooking up a Sunday roast, it's a practical and pleasant space to work in.

Upstairs, carpet underfoot and soft light filtering through the windows create a peaceful retreat. The main bedroom is a true highlight - bright, spacious, and full of character with its charming cast iron fireplace and built-in wardrobe. The second bedroom is equally versatile, offering a lovely view over the garden - perfect as a guest room, a dressing room, or a home office that inspires creativity. The family bathroom is crisp and stylish, with a clean white palette and a modern thermostatic shower to start your day right.

Head back downstairs, step out from the kitchen and you'll find yourself in a private, beautifully kept garden, bordered by neat fencing and brimming with potential. Whether it's summer barbeques on the patio, kids playing on the lawn, or quiet moments surrounded by greenery, this is a space made for living. There's even a handy shed and a small outhouse for all your storage needs. Off-road parking is available at the front with a dropped kerb for easy access, so parking is always a breeze. With leafy views both front and back and a real sense of space, this lovingly maintained home offers not just a place to live, but a lifestyle to enjoy.

Located in a quiet, residential area, this home is ideally positioned close to fantastic local amenities, including the sought-after Abbey schools, a range of shops and eateries at the nearby Airport Retail Park, a supermarket five minutes' walk away and excellent transport links, including easy access to the M6, A46, and Jaguar Land Rover.

No onward chain means you could be settling in sooner than you think.

GOOD TO KNOW:
Tenure: Freehold
Vendors position: No Chain
Age of Boiler: approx. 3 years old
Boiler Type/location: combi boiler/bathroom
Parking Arrangements: Off-road parking to front
EPC Rating: D
Total Area: Approx. 687 Sq. Ft



GROUND FLOOR		Bathroom	8' x 7'
Hall		OUTSIDE	
Living Room	13'6 x 11'6	Rear Garden	
Dining Room	11' x 9'4	Driveway	
Kitchen	11' x 5'5		
FIRST FLOOR			
Bedroom One	15' (max) x 11'2		
Bedroom Two	11' x 9'2		