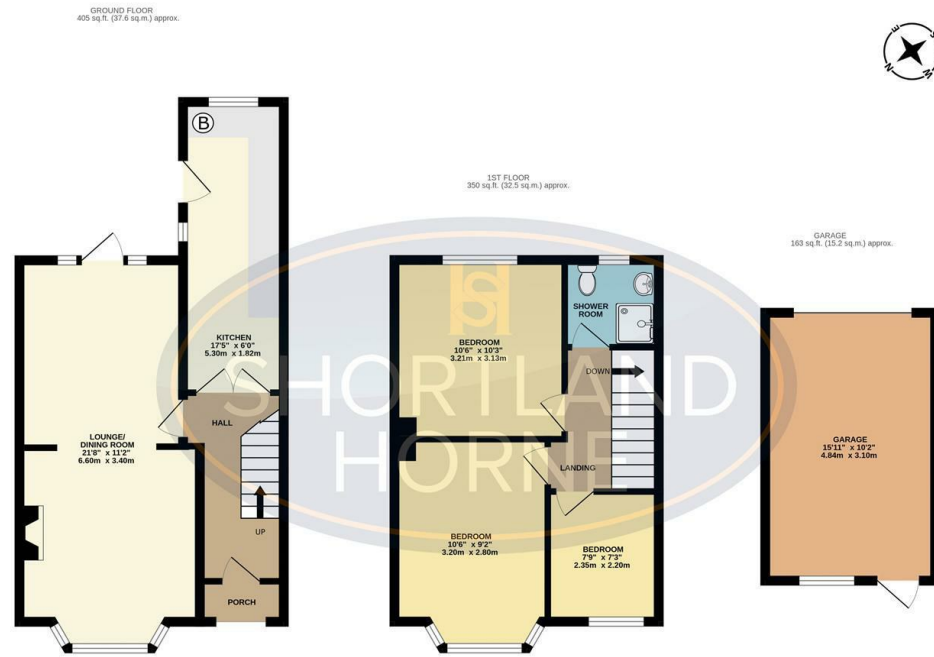


## Floor Plan



TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

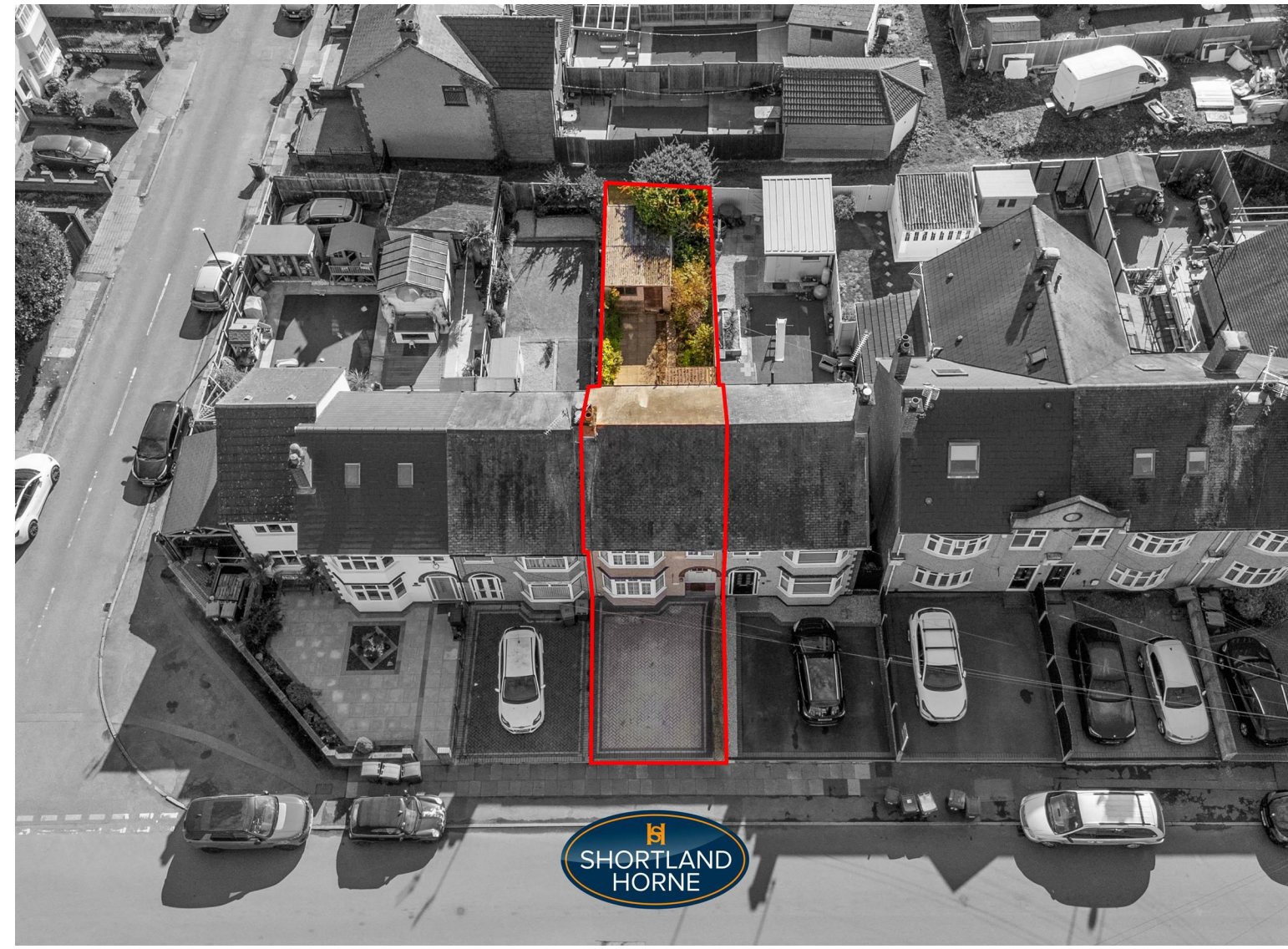
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Bromleigh Drive**  
**Copeswood CV2 5LX**



**£215,000**

**Bedrooms 3  
Bathrooms 1**

Bromleigh Drive in Copeswood, is a classic 1930s three-bedroom terrace home offers an exciting opportunity for anyone keen to bring new life into a much-loved property. With its solid bones, traditional layout and a location that locals hold dear, this home is full of potential for a growing family, first-time buyer or anyone ready to roll up their sleeves and make it their own.

From the street, the property presents a familiar charm, with a neat driveway and modest front garden leading to a small porch, setting the tone for a home that has been cared for and quietly lived in. Step through the front door and the hallway immediately gives a sense of the home's original character, leading you into a generous lounge and dining area where light pours in through a classic bay window. The fitted carpet adds warmth underfoot, and the focal point of the space is an electric fire sitting neatly within its surround, a nod to cosy evenings and Sunday afternoons shared around the television. The dining area comfortably fits a family table, perfect for lively meals or quiet breakfasts, and from here, patio doors open out to the garden, inviting plenty of natural light and a view of the greenery beyond.

The extended galley-style kitchen sits just off the hall, fitted with a good range of shaker-style cabinets and tiled from floor to ceiling. There is ample room for cooking and storage, and a door at the far end leads out to the rear garden, a lovely convenience for those who enjoy dining outdoors. Though the kitchen is functional and well kept, it is ready for a modern update, offering the chance to reimagine the heart of the home entirely to your taste.

Upstairs, the carpeted stairs and landing lead to three well-proportioned bedrooms. The main bedroom sits to the front, enjoying the benefit of the bay window that mirrors the one below, flooding the room with morning light. The second bedroom is another good-sized double, while the third, smaller room would make an ideal child's bedroom, home office or nursery. All the bedrooms feature laminate flooring, showing their age a little but easy to refresh. The family shower room is clean and practical, finished with tiled walls, a shower cubicle, wash basin and WC.

Outside, the south east facing garden is a particularly appealing feature. Largely paved for easy maintenance, it is bordered by mature shrubs that bring colour and texture through the seasons. The garden enjoys a sunny aspect and is delightfully private, not overlooked by neighbouring homes, a peaceful spot for a morning coffee or summer barbecue. To the rear sits a detached garage with an up and over door and convenient rear access.

Bromleigh Drive is a well regarded address in Copeswood, appreciated for its peaceful feel and community spirit. Local amenities are close at hand, with shops, cafes and green spaces within easy reach. Families will value the nearby schools, including some of Coventry's most respected primary and secondary options, while commuters will find excellent transport links via Binley Road and the A46, connecting easily to the M6, M69 and beyond. Coventry city centre and the University Hospital are just a short drive away.

Offered with no onward chain, this property represents a wonderful opportunity to purchase a traditional home in a desirable location and to shape it into something truly special.

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking: Driveway  
 Garden Direction: South-East



<b>GROUND FLOOR</b>		Bedroom 2	10'6 x 10'3
Porch		Bedroom 3	7'9 x 7'3
Hallway		Shower Room	
Lounge/Dining Room	21'8 x 11'2	<b>OUTSIDE</b>	
Kitchen	17'5 x 6'	Garage	15'11 x 10'2
<b>FIRST FLOOR</b>		Rear Garden	
Landing		Front Garden	
Bedroom 1	10'6 x 9'2		