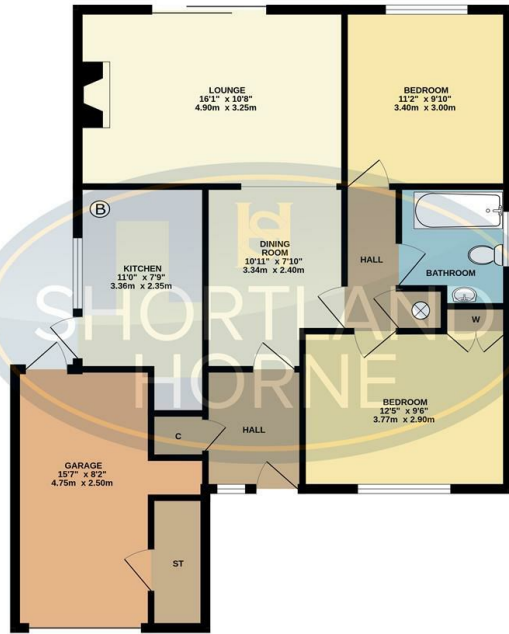


Floor Plan

GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs 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 is to be given in relation to their condition or performance.
 Made with Metropix 3.0.00

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.



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306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

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call: 02476 442 288
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visit: shortland-horne.co.uk

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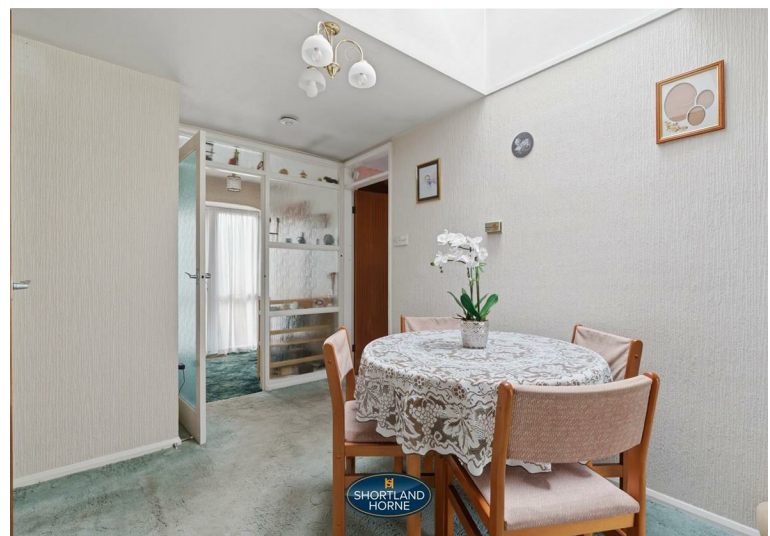
£254,500 Offers Over | Bedrooms 2 Bathrooms 1

Step inside and you are welcomed by a soft, carpeted hallway that leads you deeper into a home full of potential. There is a comforting familiarity here, a well loved space that has been enjoyed over the years and is now ready for its next chapter. The kitchen, with its wooden cupboards and tiled splashback, feels like the heart of countless meals and conversations, a space where you can already imagine breathing new life into it, tailoring it to your own taste and style.

Just beyond, the dining room reveals itself as something quietly magical. Bathed in natural light from the roof lantern above, it feels almost like dining under the sky. Morning coffees glow a little brighter here, and evening meals take on a softer, more intimate feel as daylight fades into dusk. It is a space that invites lingering, where time seems to slow just enough to savour the moment.

The lounge offers a warm and welcoming retreat, centred around a gas fire that promises cosy evenings and relaxed weekends. Large patio doors stretch across the back wall, drawing your gaze out

Tucked away along Shilton Lane, where life feels just that little bit quieter and more considered, this two bedroom link detached bungalow offers something rather special, a sense of seclusion, space, and sun filled possibility that is becoming increasingly rare to find. Set behind its own private drive and framed by greenery, it greets you with a gentle charm, the kind that whispers of slower mornings, open windows, and a home that adapts beautifully to the rhythm of your life.



GROUND FLOOR

Hall	
Dining room	10'11 x 7'10
Lounge	16'1 x 10'8
Kitchen	11'0 x 7'9
Bedroom 1	12'5 x 9'6
Bedroom 2	11'2 x 9'10

Bathroom

Garage	15'7 x 8'2
OUTSIDE	
Front garden	
Driveway	
Rear garden	