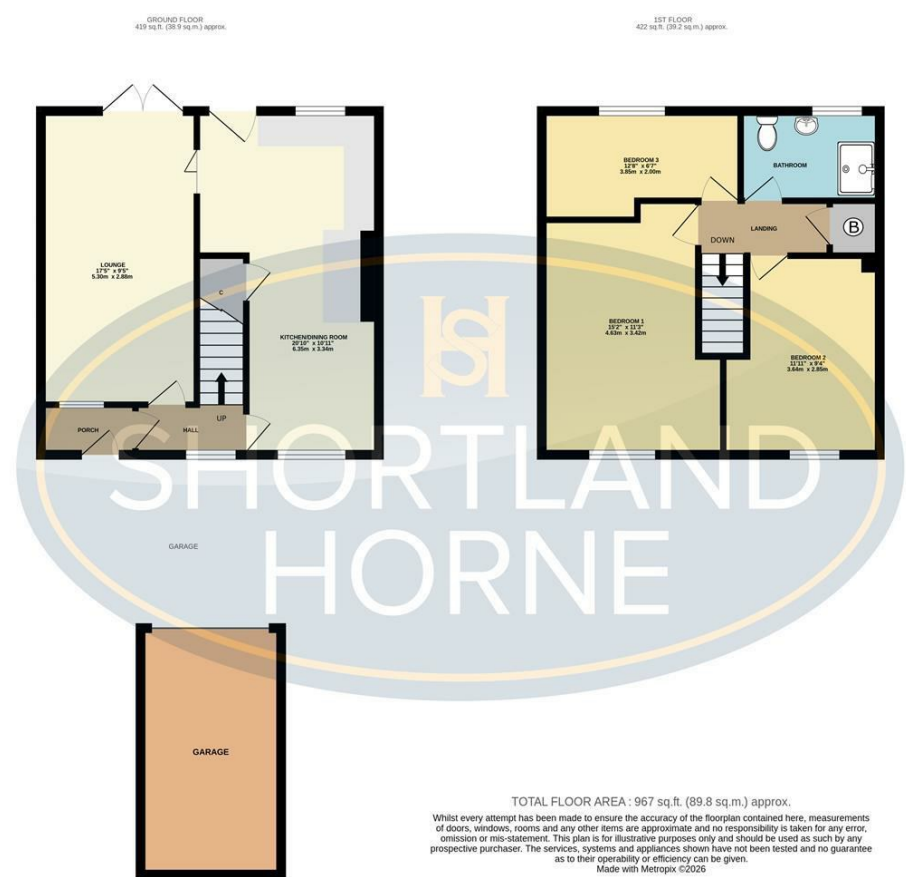
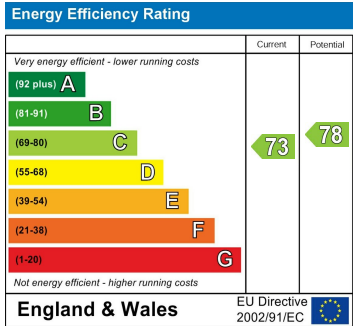


Floor Plan



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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call: 02476 442 288
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Westmorland Road
CV2 5BS



£225,000 Offers Over

Bedrooms 3
Bathrooms 1

Finding your first home is about more than ticking boxes. It is about discovering somewhere that instantly feels right. Somewhere that does not need endless weekends of renovation, where every room feels bright and inviting, and where you can simply unpack, settle in and start making memories. This well presented three bedroom home offers exactly that, combining modern updates, a practical layout and a peaceful setting in the heart of Wyken.

Approached via a pleasant tree lined walkway, this lovely terraced home enjoys a friendly residential setting while remaining within easy reach of everything you need. University Hospital, Warwickshire Retail Park, sought after schools, while the M6 & A46 provides excellent links for commuters travelling further afield. Whether you are taking your first step onto the property ladder, looking for more space for a growing family or searching for a home that is ready to move straight into, this property offers an excellent balance of comfort and convenience.

The current owners have carefully maintained and updated the home since purchasing it in 2014, creating a property that is both practical and easy to enjoy. Improvements include new plastering, updated electrics, replacement flooring and floorboards, modern internal doors, new radiators throughout, a contemporary kitchen and bathroom, and the relocation of the soil pipe externally. The result is a home that feels fresh, well maintained and ready for its next owners. With no onward chain, moving could be much simpler too.

Inside, the accommodation is bright and airy thanks to the excellent natural light that flows throughout the day. The entrance porch leads into a welcoming hallway before opening into a comfortable lounge, where soft neutral décor and plush carpeting create a relaxing space to unwind. French doors provide a pleasant outlook over the rear garden while allowing plenty of daylight to fill the room, making it equally suited to quiet evenings or spending time with family and friends.

The kitchen dining room is simple, modern and full of character. White high gloss cabinets are complemented by black granite worktops, while the blue glass splashback adds a touch of colour and personality. There is ample space for appliances as well as a family dining table, making it a sociable room for everything from weekday breakfasts to evening meals. A door provides direct access into the garden, making outdoor dining and entertaining easy during the warmer months.

Upstairs, the landing leads to three well proportioned bedrooms. The principal bedroom offers plenty of space for a large bed and additional furniture, while the second bedroom is another generous double. The third bedroom provides flexibility as a child's bedroom, nursery or home office, depending on your needs. Completing the first floor is a modern shower room, thoughtfully designed with contemporary tiled walls, a stylish white suite including curved vanity unit and a generous walk in shower, offering a fresh and practical space that complements the rest of the home beautifully.

Outside, the rear garden enjoys a sunny aspect and offers a practical yet pleasant outdoor space. A patio sits immediately outside the house before steps lead down to a lawn, providing room for children to play, pets to enjoy or simply somewhere to relax with a cup of tea on a sunny afternoon. A rear gate gives convenient access to the road behind, where you will also find the property's concrete built garage with an up and over door, along with parking for one vehicle directly in front.

Well maintained, thoughtfully updated and offered for sale with NO ONWARD CHAIN, this is a home that offers comfortable living in a popular and well connected part of Coventry. It is ready for its next owners to move in, make themselves at home and enjoy everything this welcoming property has to offer.



GROUND FLOOR		Bedroom 2		15'11 x 9'4
Porch		Bedroom 3		12'8 x 6'2
Hall		Bathroom		
Lounge		OUTSIDE		
Kitchen/Dining Room		Garage/Off Road Parking		
FIRST FLOOR		Rear Garden		
Landing		Front Garden		
Bedroom 1				