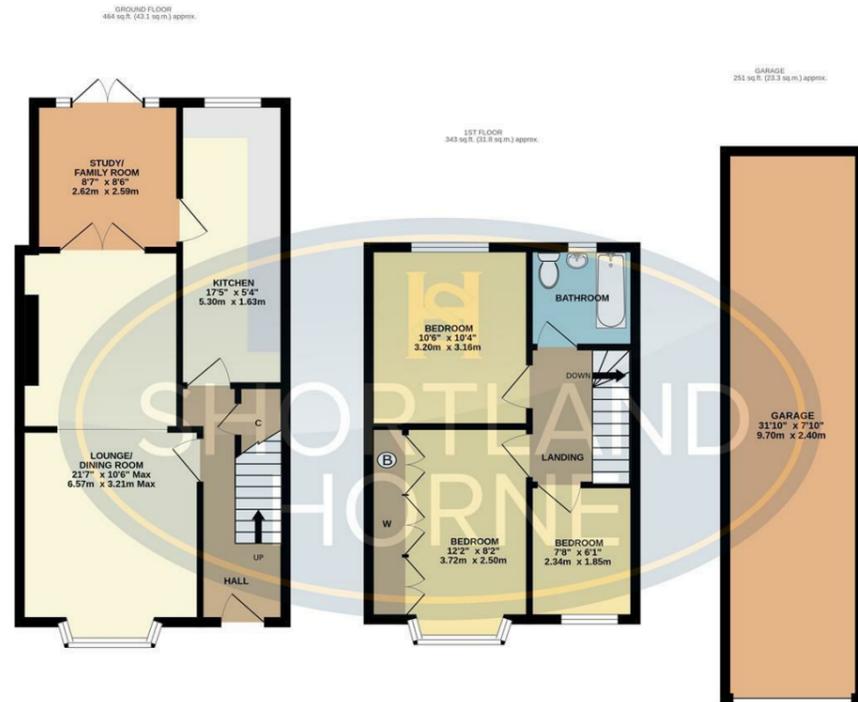


Floor Plan



TOTAL FLOOR AREA - 1057 sq.ft. (98.2 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.
Made with Metropix v2020

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		61
(55-68)	D		
(39-54)	E		
(21-38)	F		Not energy efficient - higher running costs
(1-20)	G		
EU Directive 2002/91/EC		England & Wales	

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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Sapphire Gate
Coventry CV2 5JQ



£250,000

Bedrooms 3
Bathrooms 1

Tucked neatly along the quiet stretch of Sapphire Gate in Copeswood, this charming three bedroom traditional double bayed terrace feels like the sort of home that greets you with a warm smile before you have even stepped through the front door. The location offers the best of both worlds, with everyday essentials within easy reach and excellent road links connecting you swiftly to the city centre, University Hospital Coventry, and major routes such as the A444 and M6. Families will appreciate the selection of well regarded local schools nearby, while shops, parks, and handy public transport links ensure life here flows with reassuring ease.

Step inside and the home immediately feels welcoming, with natural light spilling through the double bay frontage and dancing across the neutral décor, creating a bright and uplifting atmosphere throughout the day. The hallway sets the tone beautifully, guiding you towards a spacious lounge and dining room that feels effortlessly sociable. This is a room that adapts to every chapter of your day, whether it is a cosy evening curled up on the sofa, a lively dinner with friends, or a lazy Sunday morning with coffee and the papers. The flow of the space encourages conversation and connection, with sunlight streaming in and giving the entire room a cheerful and inviting personality.

The extended galley kitchen sits at the heart of the home, blending practicality with charm. Lined with an abundance of cream units and fitted with an integrated hob, extractor and double oven, it offers generous preparation space for everything from quick weekday breakfasts to ambitious weekend cooking experiments. A window frames a delightful view of the garden, allowing you to keep an eye on children or pets playing outside while you prepare meals, adding a gentle sense of togetherness to everyday routines.

Towards the rear, the former conservatory has been thoughtfully transformed, with a newly tiled and boarded roof creating a comfortable, versatile room that is currently enjoyed as a family room and home office. This is a space that adapts to your lifestyle with ease, equally suited to working from home, a playroom filled with laughter, or a quiet reading retreat when the house finally settles for the evening.

Upstairs, carpeted stairs lead to a bright landing that introduces two generous double bedrooms and a well proportioned single room, offering flexibility for growing families, guests, or a dedicated hobby space. The main bedroom benefits from fitted wardrobes, providing seamless storage while maintaining a calm and uncluttered feel. Completing the upper floor is a lovely family bathroom, perfectly placed to serve the household with comfort and style.

Outside, the south facing rear garden feels like a private slice of sunshine waiting to be enjoyed. Mostly laid to lawn and complemented by a decking area that practically invites summer barbecues and evening drinks, it offers plenty of room for children to play or for keen gardeners to indulge their creativity. The tandem garage, complete with power supply, adds valuable practicality, whether used for storage, hobbies, or parking. The front garden remains low maintenance while presenting the exciting potential to create off road parking, adding another layer of convenience to an already appealing home.



GROUND FLOOR

- Hallway
- Lounge/Dining Room 21'7 x 10'6 (max)
- Kitchen 17'5 x 5'4
- Study/Family Room 8'7 x 8'6

FIRST FLOOR

- Landing
- Bedroom 1 12'2 x 8'2

- Bedroom 2 10'6 x 10'4
- Bedroom 3 7'8 x 6'1
- Bathroom
- OUTSIDE
- Tandem Garage 31'10 x 7'10
- Rear Garden
- Front Garden