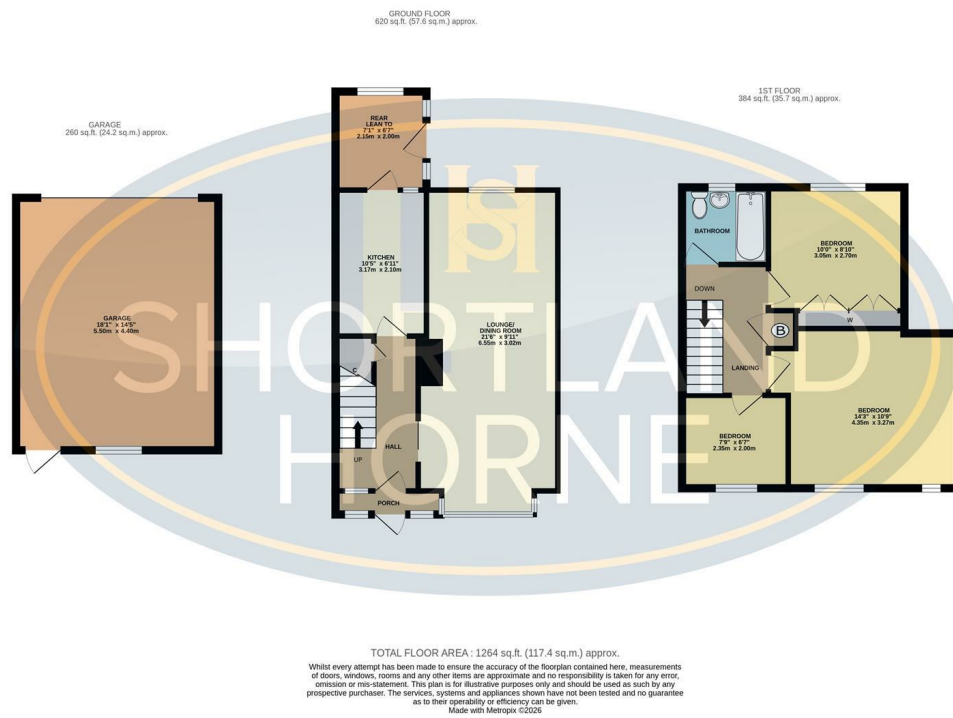


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		67	76
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.



Shortland Horne Walsgrave Branch
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Other branches:

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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288

email: sales@shortland-horne.co.uk

visit: shortland-horne.co.uk

follow us

The logo for Shortland Horne, featuring a stylized 'SH' monogram in gold and blue, with the words 'SHORTLAND HORNE' in white capital letters on a dark blue oval background.

follow us  

Barston Close

CV6 7DS



£190,000

Bedrooms 3
Bathrooms 1

Positioned along Barston Close, this charming three bedroom terraced home is the sort of place that quietly wins you over. Offered to the market with no onward chain, it is ready and waiting for its next chapter. Whether you are taking your very first step onto the property ladder, looking for a welcoming home for a growing family, or searching for a property where you can add your own personality over time, this home presents an exciting opportunity to create something truly special. Lovingly cared for over the years, it remains clean, tidy and wonderfully liveable, offering the perfect balance of comfort today and potential for tomorrow.

Open the front door and discover a home that feels instantly familiar and inviting. The welcoming entrance hall provides the first glimpse of the warmth that flows throughout the property, leading you towards the spacious lounge and dining room. This versatile living space is where everyday moments are made, from relaxed evenings watching your favourite films to family dinners, birthday celebrations and gatherings with friends that stretch a little longer than planned. There is plenty of room to create different areas for relaxing, dining and entertaining, making it a wonderful setting for the next owners to enjoy.

The kitchen sits at the heart of the home, offering a practical space with excellent potential to be transformed into something truly personal. Whether you dream of a contemporary family kitchen, a stylish breakfast space or simply somewhere to enjoy your morning coffee while planning the day ahead, this room provides the perfect blank canvas. The adjoining lean to adds valuable flexibility, ideal for additional storage, keeping outdoor essentials organised, housing laundry facilities or creating a useful hobby space.

Heading upstairs, the sense of comfort continues with three well proportioned bedrooms, each benefiting from fitted carpets for a warm and cosy feel. The main bedroom provides a peaceful retreat at the end of a busy day, while the second bedroom features fitted wardrobes, helping keep everything beautifully organised. The third bedroom is a wonderfully adaptable space, perfect as a child's bedroom, nursery, guest room or a home office for those looking for a quiet place to work away from the main living areas. Completing the first floor is the family bathroom, featuring a clean white three piece suite with shower over bath, providing a practical space ready to serve the needs of the household.

Outside, the rear garden creates a lovely extension of the living space. A paved patio area welcomes you as you step outside, offering the ideal spot for morning coffees, summer barbecues or simply relaxing with a glass of something refreshing as the day comes to an end. Beyond this, the garden continues with a generous lawn, giving children plenty of space to play, pets room to explore and gardeners the opportunity to add their own creative touch. Quality fencing surrounds the garden, creating a private and secure outdoor space to enjoy throughout the seasons. A large garage positioned at the rear provides excellent storage, secure parking potential or the perfect workshop for hobbies and projects.

The front of the property also offers exciting potential, with the possibility of creating off road parking, subject to the necessary permissions, adding further convenience for future owners.

The location perfectly complements the home, offering a peaceful residential setting while keeping everyday essentials and travel links close by. The A444 and Junction 3 of the M6 are easily accessible, making commuting and wider travel simple and convenient. Arena Retail Park provides a fantastic choice of shops and amenities, while the Alan Higgs Leisure Centre offers excellent sporting and fitness facilities nearby. Families will also appreciate the convenience of Good Shepherd Primary School, making this an ideal choice for those looking to settle into a well connected and welcoming community.



GROUND FLOOR		Bedroom 1	14'3 x 10'9
Porch		Bedroom 2	10' x 8'10
Hallway		Bedroom 3	7'9 x 6'7
Lounge/Dining Room	21'6 x 9'11	Bathroom	
Kitchen	10'5 x 6'11	OUTSIDE	
Lean-to	7'1 x 6'7	Garage	18'1 x 14'5
FIRST FLOOR		Rear Garden	
Landing		Front Garden	