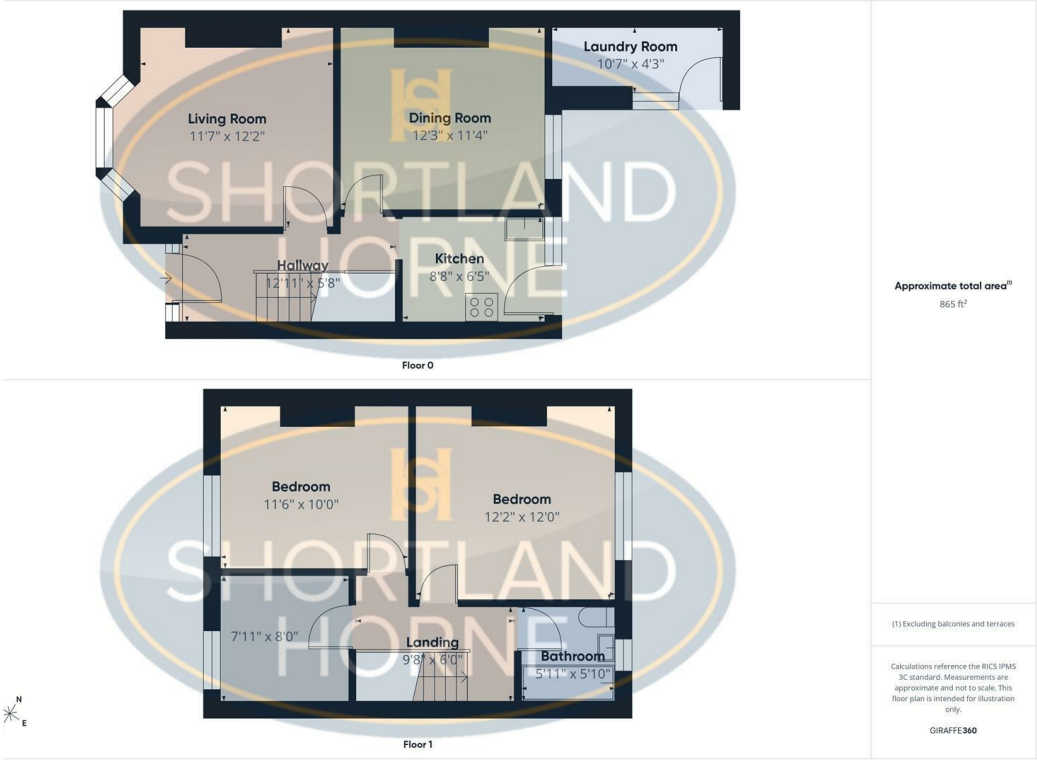
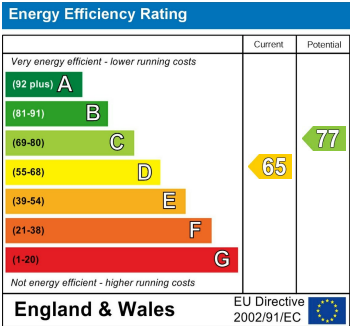


Floor Plan



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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Cowley Road
CV2 5GA



£240,000 | Bedrooms 3
Bathrooms 1

Situated on Cowley Road in the popular area of Wyken, this three bedroom terraced home offers a comfortable and practical layout across two floors. With a welcoming feel throughout, the property would make an ideal choice for first time buyers, couples or a growing family looking for a well located home in Coventry.

The ground floor begins with a welcoming hallway, where laminate flooring creates a smart and easy to maintain introduction to the home. To the front, the lounge is a naturally inviting space, with laminate flooring underfoot and a characterful bay window drawing in plenty of daylight. It is easy to imagine settling here at the end of a busy day, with the changing light filtering through the window and creating a comfortable place to relax. The separate dining room continues the sense of flow, again benefiting from laminate flooring and providing a dedicated space for family meals, Sunday lunches or entertaining friends.

The compact kitchen was renovated approximately five years ago and features cream cupboards, wooden effect worktops and a tiled splashback. A gas hob completes the practical layout, creating a neat and functional space for everyday cooking.

Upstairs, the landing leads to three bedrooms and the family bathroom. The two principal bedrooms are both carpeted and offer comfortable space for double beds, wardrobes and additional furniture, giving future owners flexibility to create their own restful retreats. Bedroom three is a cosy single room, ideal as a child's bedroom, nursery, study or dressing room depending on your needs. The family bathroom was also renovated approximately five years ago and features a crisp white three piece suite with a shower over the bath, complemented by blue toned tiling that gives the room a calm, fresh feel.

Outside, the enclosed rear garden provides a surprisingly versatile extension of the living space. Paved areas combine with artificial grass and stone sections to create a low maintenance outdoor setting, perfect for enjoying a morning coffee, letting children play or gathering with friends during warmer months. To the front, the enclosed paved garden provides a neat and welcoming approach to the property.

The location adds another layer of appeal. Cowley Road is well placed for the amenities of Wyken, with local shops, convenience stores, pharmacy services and everyday facilities available around Ansty Road and Hipswell Highway. There is a particularly useful selection of nearby schools, including Ravensdale Primary, Wyken Croft Primary and Caludon Castle School, although prospective purchasers should always check the current admissions position for the property.

For commuters, the surrounding road network provides straightforward connections towards Coventry city centre and beyond, with Ansty Road linking into the wider A4600 network, while the A46 Coventry Eastern Bypass is readily accessible. Local bus services also operate along the surrounding roads, adding flexibility for those travelling without a car.

For weekends and quieter moments, Wyken Croft Nature Park offers open green space, walking routes and riverside scenery, including part of the Sowe Valley Walk. Altogether, this is a home that combines comfortable accommodation, useful outdoor space and an established location, creating an appealing backdrop for the next chapter of family life.



GROUND FLOOR		Bedroom 2	12'2 x 12'0
Hallway		Bedroom 3	7'11 x 8'0
Lounge	11'7 x 12'2	Bathroom	
Dining room	12'3 x 11'4	OUTSIDE	
Kitchen	8'8 x 6'5	Front garden	
FIRST FLOOR		Rear garden	
Landing		Laundry Room	10'7 x 4'3
Bedroom 1	11'6 x 10'0		