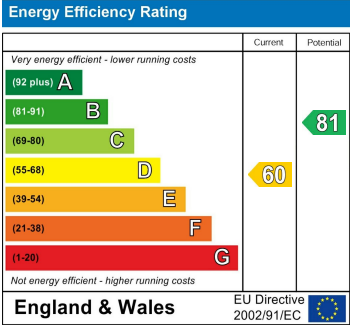


Floor Plan



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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Balliol Road
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£375,000 Offers Over

Bedrooms 5
Bathrooms 1

There is something instantly reassuring about this extended five bedroom home in Wyken, the kind of place that feels right before you have even properly stepped inside. Set within a calm residential pocket, it offers that rare mix of space, comfort and everyday ease, where busy mornings run smoothly and evenings actually feel like a chance to breathe. With excellent nearby schools, strong transport links and the hospital within easy reach, it quietly ticks all the practical boxes while still feeling like a proper family home with heart

Step inside and the home opens up in a way that feels instantly welcoming. The hallway draws you through to a bright lounge where soft grey and white tones create a relaxed, modern feel. The bay window is the star here, pouring in natural light that shifts gently through the day, making the room feel alive without ever being loud. There is plenty of space for a large sofa, the sort you can properly sink into, and the gas fireplace adds that comforting focal point that turns ordinary evenings into something slower, warmer, and a little more indulgent. The dining room sits just beyond, ready to host everything from busy weekday meals to those spontaneous weekends where everyone somehow ends up staying longer than planned.

The kitchen carries the heart of the home with ease. It is wide, practical and full of light, with crisp white cabinetry giving it a fresh, clean finish. Integrated oven, gas hob and extractor keep everything functional, while generous worktop space makes cooking feel relaxed rather than rushed. There is also direct access to the integral garage and rear garden, a subtle but brilliant bit of practicality that makes day to day life feel smoother. Flowing from here, the conservatory adds an extra layer of living space, a bright and versatile spot that naturally becomes whatever you need it to be, whether that is a quiet coffee corner, a play space, or simply somewhere to sit and watch the garden change with the seasons.

Upstairs, the carpeted landing leads to five well proportioned bedrooms, each offering flexibility for modern living. The main bedroom enjoys a lovely bay window and plenty of space for a large bed, creating a calm and restful retreat. Bedroom two is another generous double, while bedrooms three and four, formed through the extension over the garage, provide comfortable single rooms that are ideal for children, guests or home working. Bedroom five is a handy extra space, perfect as a study, dressing room or storage solution. The family bathroom feels especially impressive, having been thoughtfully extended and finished to a high standard, featuring a bath, walk in shower, modern white vanity unit, WC and a large heated towel rail, all wrapped in fresh tiling with inset ceiling spotlights that give it a subtle touch of luxury.

Outside, the rear garden offers real privacy, not overlooked and wonderfully peaceful. A patio area sets the tone for outdoor living, whether that is summer evenings with friends or quiet morning coffee in the sun, before giving way to a lawn that is ideal for children, pets or simply stretching out and doing very little at all. An old garage sits to the rear, adding extra storage potential or future possibilities. To the front, a driveway completes the picture, keeping everything practical and easy.

Altogether, this is a home that feels generous, adaptable and genuinely easy to live in. It has space where you need it, comfort where you want it, and just enough personality to make you imagine what life could feel like if you were already here.



GROUND FLOOR		Bedroom 2	11'9 x 11'5
WC		Bedroom 3	14'2 x 7'
Lounge	17'1 x 12'	Bedroom 4	8'9 x 7'
Dining Room	13' x 10'9	Bedroom 5	8'1 x 6'11
Kitchen	14'8 x 11'5	Family Bathroom	
Conservatory	8'11 x 8'	OUTSIDE	
Integral Garage	17'6 x 7'2	Garage 2	
FIRST FLOOR		Rear Garden	
Bedroom 1	13'3 x 10'9	Driveway	