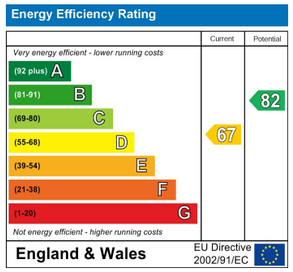
Floor Plan



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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Milner Crescent

Potters Green CV2 2FD











£275,000 Asking Price

Bedrooms 3
Bathrooms 1

A much Improved and completely renovated property with all works done to a high modern day standard and a genuine move in property. Refurbished throughout with three bedrooms, open plan kitchen diner and built to a large corner plot.. With its generous corner plot, quiet surroundings, this is a home that feels ready from the very first step through the door. Landscaped rear garden and improved garage linked to property with central heating and plaster boarded walls. No decorating lists, no endless weekends of DIY, just a place where you can unpack the boxes, put the kettle on and start enjoying life.

Viewings highly recommended. END OF CHAIN

Stepping inside, the bright and inviting hallway immediately sets the tone. Natural light flows through the home beautifully, creating a fresh and airy atmosphere that continues throughout the day. The lounge offers a cosy retreat at the front of the property, with a large window drawing in the sunshine, a plush carpet underfoot and an electric fireplace creating the perfect spot for relaxing evenings, whether that is settling down with a favourite film or enjoying a quiet coffee before the day begins.

At the heart of the home is the impressive kitchen and dining space, designed with both everyday life and entertaining in mind. The modern white shaker style units create a timeless feel, complemented by integrated appliances including oven, hob, dishwasher and washing machine. The sink sits perfectly beneath the window, making even the simplest household jobs a little more enjoyable with a view outside. The laminate flooring flows seamlessly through into the dining area, where there is plenty of room for a family table, morning breakfasts or evenings spent catching up with friends. Sliding patio doors open out onto the garden, allowing the inside and outside spaces to blend together beautifully during warmer months.

Upstairs, the sense of calm continues. The landing and stairs are finished with soft carpeting, leading to three well presented bedrooms, each with light beige carpets creating a neutral and welcoming finish. The main bedroom is a bright and comfortable double room with space for wardrobes and furnishings, while the second bedroom provides another excellent sized double. The third bedroom offers flexibility, perfect as a child's room, nursery, home office or peaceful reading space depending on your lifestyle.

The family bathroom has been finished with a clean and contemporary style, featuring tiled walls, a modern white three piece suite, shower over bath, vanity unit beneath the sink and chrome heated towel rail. It is a practical yet stylish space designed for busy mornings and relaxing evenings alike.

Outside, the rear garden is a hidden gem. Private and thoughtfully designed, it features an artificial lawn for easy maintenance, a composite decked entrance step and a large covered pergola creating a wonderful outdoor room. Imagine summer evenings beneath the string lights, enjoying drinks with friends or a quiet moment away from the world. With electric points, new fencing, a secure gate and rear access leading towards the garage, the garden has been created with both comfort and convenience in mind.

The garage has also received attention, with plaster boarded walls, radiator, electrics and an up and over door, making it a versatile space for storage, hobbies, a workshop or even a future project.

The front garden is another standout feature, offering excellent space and potential. For those looking for off road parking, neighbouring properties have created parking solutions on similar plots, providing an exciting opportunity to adapt the frontage to suit your needs.

Perfectly positioned for modern family life, Milner Crescent is just a short drive from University Hospital, offers easy access to M6 Junction 2 and sits close to a choice of local schools and amenities. Whether you are stepping onto the property ladder, searching for a place to raise a family or looking for a peaceful home close to key transport links, this charming refurbished property offers the perfect blend of style, comfort and opportunity.





GROUND FLOOR	
Hallway	
Living Room	11'4 x 13'9
Kitchen/Dining Room	18'5 x 9'7
FIRST FLOOR	
Landing	
Bedroom 1	11'11 x 11'8
Bedroom 2	11'11 x 11'5
Bedroom 3	8'6 x 6'3
Bathroom	
OUTSIDE	
Garage (in a block)	15'11 x 7'11
Rear Garden	
Front Garden	