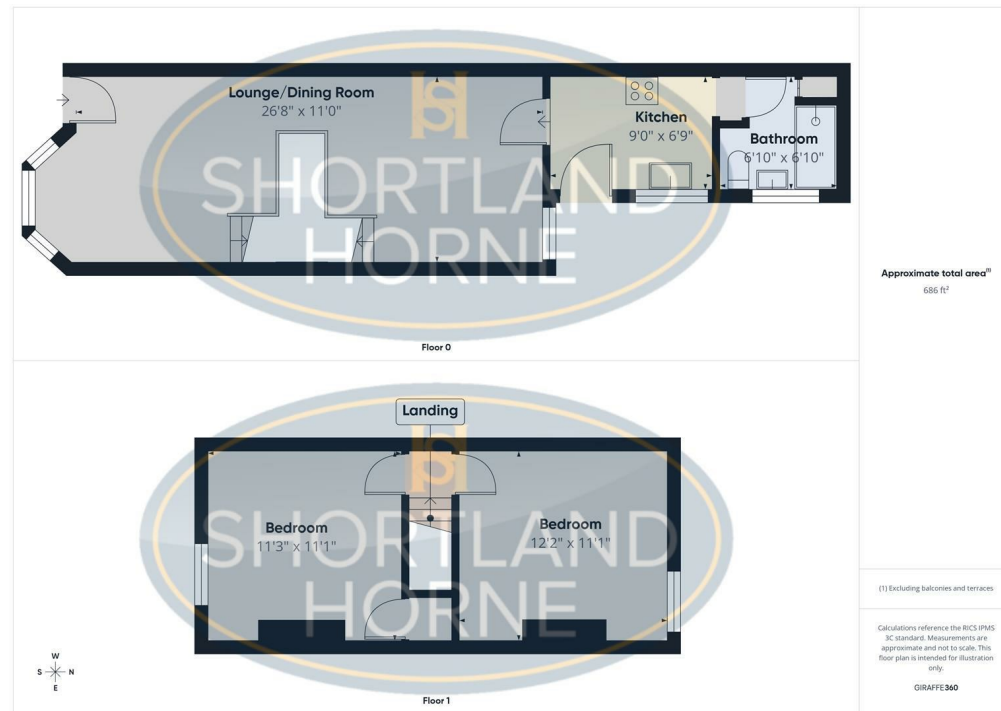
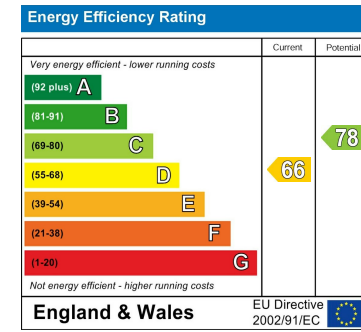


## Floor Plan



## 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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**visit:** shortland-horne.co.uk

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**Hugh Road**  
CV3 1AD



**£120,000**

**Bedrooms 2  
Bathrooms 1**

Situated in the popular Stoke area of Coventry, this traditional two bedroom terraced property presents an excellent opportunity for investors, developers, or buyers looking for a renovation project with plenty of potential. Offered for sale with no upward chain, the property provides the perfect blank canvas for someone wanting to modernise and add value in a well established residential location close to local amenities, schools, and transport links.

The accommodation is arranged in the classic “two up, two down” layout and offers well proportioned living space throughout. Upon entering the property, you are welcomed into a spacious open plan lounge and dining area which creates a sociable and versatile living environment. With good natural light and ample room for both seating and dining furniture, the space offers fantastic potential to be transformed into a stylish and contemporary main living area. The open layout enhances the overall sense of space and flow throughout the ground floor, making it ideal for modern living once updated and refurbished.

To the rear of the property is the kitchen, which has already seen the addition of modern fitted units, although the room remains unfinished and would benefit from further improvement and completion. This offers purchasers an excellent opportunity to personalise the space to their own specification without needing to begin entirely from scratch. There is plenty of scope to create a practical and attractive kitchen area overlooking the rear garden.

Also located on the ground floor is the shower room, fitted with a shower, wash basin, and WC. While functional, the room would benefit from updating and modernisation in keeping with the rest of the property, offering further potential for improvement.

The first floor comprises two well proportioned bedrooms, both offering good accommodation sizes for a property of this style. The property as a whole is dated throughout and requires refurbishment, making it particularly appealing to those seeking a rewarding renovation project or investment opportunity with clear potential to add value.

Externally, the property benefits from a good size private rear garden, providing excellent outdoor space with plenty of potential for landscaping, entertaining, or further enhancement. The garden offers a surprising amount of space and adds greatly to the appeal of the property. To the front, there is on street parking available.

The location is particularly convenient, with easy access to a range of local shops, supermarkets, schools, and public transport links. Coventry city centre is within easy reach, along with major road networks including the A444 and M6, making the property well positioned for commuters, landlords, and tenants alike.



**GROUND FLOOR**

Lounge/Dining Room 26'8 x 11'

Kitchen 9' x 6'9

Shower Room 6'10 x 6'10

**FIRST FLOOR**

Bedroom 1 12'2 x 11'1

Bedroom 2 11'3 x 11'1

**OUTSIDE**

Rear Garden