

Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 Home. 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 Home 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.

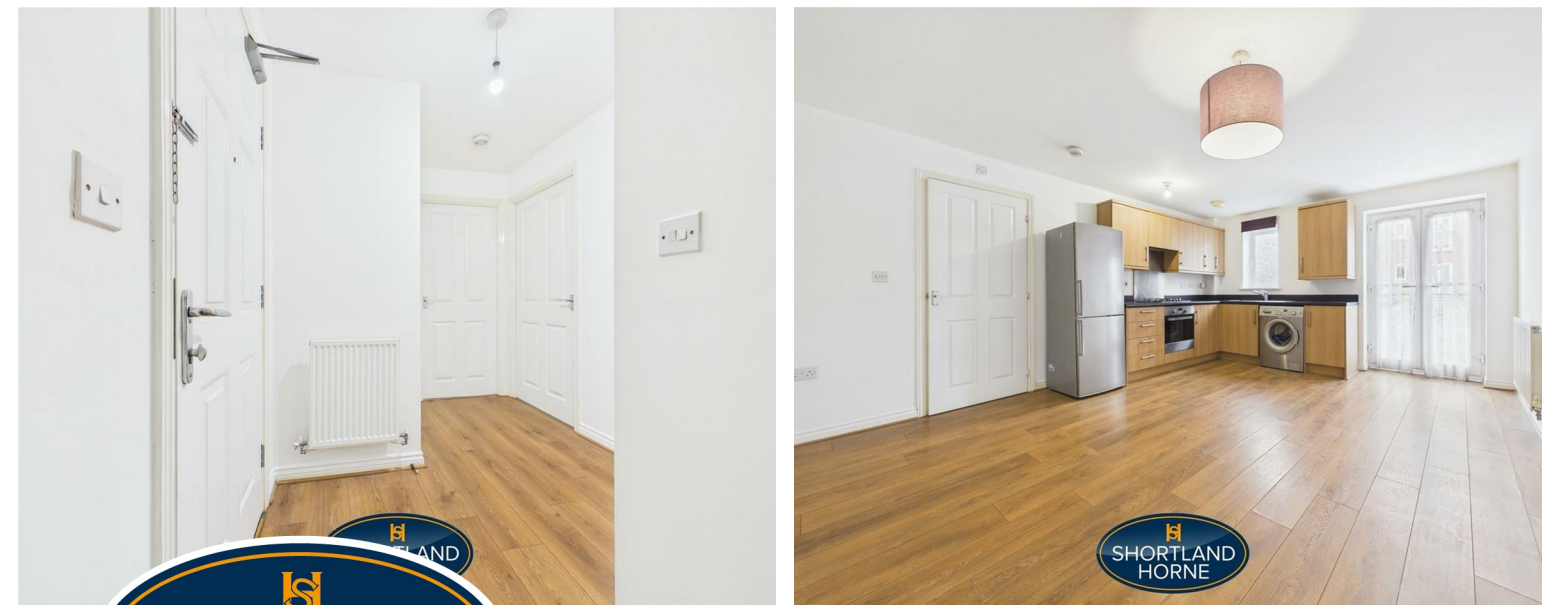
Appliances

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 Home 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 Home'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 Home 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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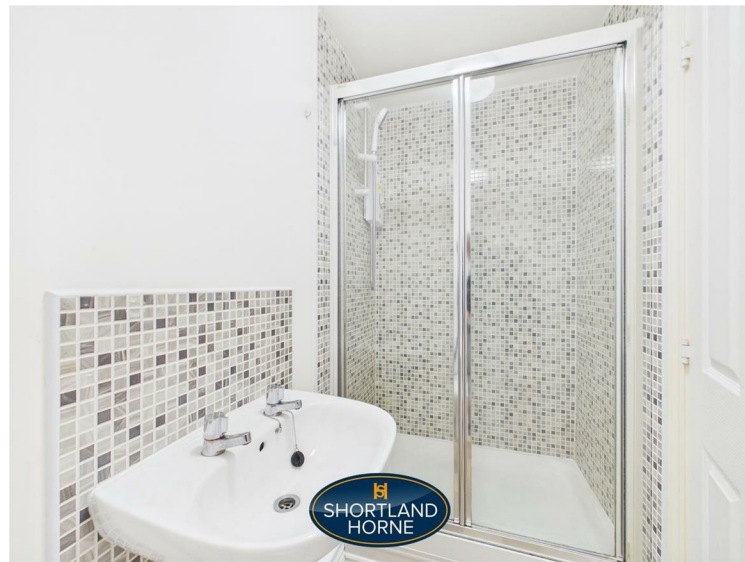
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Signals Drive
CV3 1QD



£145,000 Offers Over | Bedrooms 2 Bathrooms 2

Tucked quietly along the ever-popular Signals Drive in Stoke, this beautifully refreshed two-bedroom ground floor apartment offers an inviting blend of comfort, light, and everyday convenience. From the moment you arrive, there is a sense of calm and order, with your own allocated parking space positioned just at the entrance, making daily comings and goings effortless. The surrounding area is known for its friendly, professional community atmosphere, where well-kept homes sit alongside green open spaces and a nearby children's play area, adding a gentle hum of life without ever feeling overwhelming.

Stepping inside, the apartment immediately reveals its bright and welcoming character. The hallway greets you with warm wooden flooring that flows seamlessly underfoot, reflecting natural light and setting the tone for the rest of the home. Freshly painted walls and newly laid carpets throughout enhance the sense of newness, creating a space that feels both modern and move-in ready.

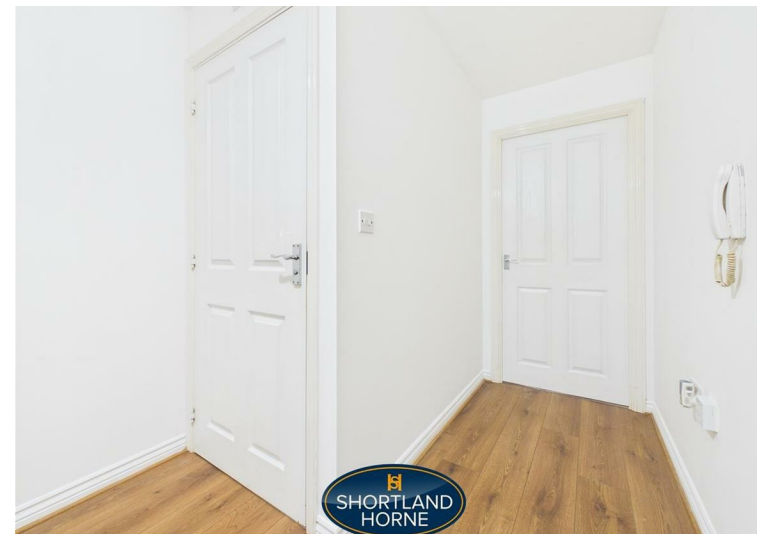
At the heart of the home lies the spacious kitchen and living area, a wonderfully sociable space designed for both quiet evenings and lively gatherings. Wooden cabinetry brings warmth and texture to the kitchen, complemented by a practical gas hob that invites everything from quick weekday meals to more leisurely weekend cooking. The room opens beautifully through elegant Juliet doors, allowing daylight to pour in and fresh air to drift through, creating a connection to the outside that changes with the seasons. Whether it is morning sunlight spilling across the floor or the soft glow of evening settling in, this space feels alive and ever-changing.

The main bedroom is a peaceful retreat, generously proportioned and thoughtfully designed to accommodate a double bed and wardrobes with ease. Soft new carpets cushion each step, while the Juliet doors once again draw in light, giving the room an airy, almost tranquil quality. There is something quietly luxurious about waking up here, with natural light filtering in and the outside world gently present. The adjoining en-suite is neatly finished with tiling and a contemporary shower cubicle, offering both privacy and practicality.

The second bedroom is a versatile and generous single room, equally refreshed with new carpets. It lends itself beautifully to a child's room, a guest space, or even a home office, adapting easily to the needs of modern living. Nearby, the main bathroom is fitted with a classic white three-piece suite, complete with a shower over the bath, tiled surfaces, and easy-care vinyl flooring, creating a clean and functional space for daily routines.

Beyond the apartment itself, the location offers exceptional convenience. Stoke is well regarded for its accessibility, with swift routes into Coventry city centre where a vibrant mix of shopping, dining, and cultural attractions await. Excellent road links, including easy access to the M6 motorway and A444 road, make commuting straightforward, while nearby schools and local shops ensure that everything you need is always within easy reach.

This is a home that speaks to a wide range of buyers, from first-time purchasers to professionals and small families seeking a balance of comfort, style, and location. With its bright interiors, thoughtful layout, and peaceful yet connected setting, it offers not just a place to live, but a place to truly settle and feel at home.



Hallway	
Kitchen/living area	18'0 x 12'4
Bedroom 1	12'2 x 11'7
En-suite	
Bedroom 2	10'2 x 7'0
Bathroom	