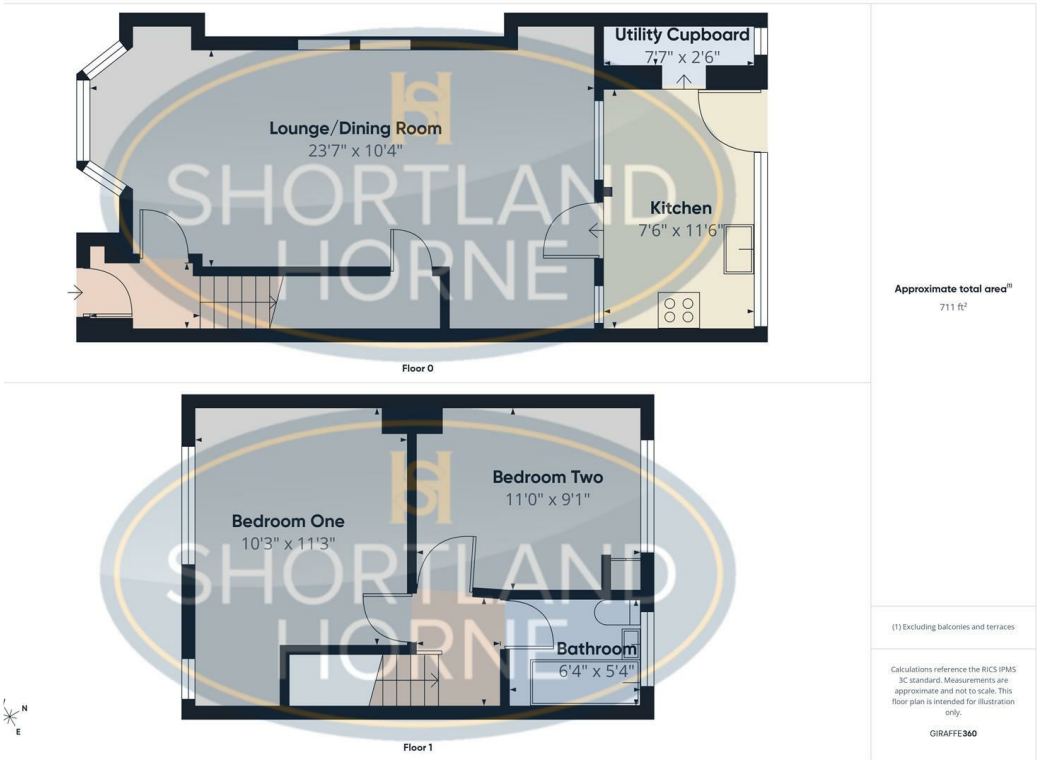
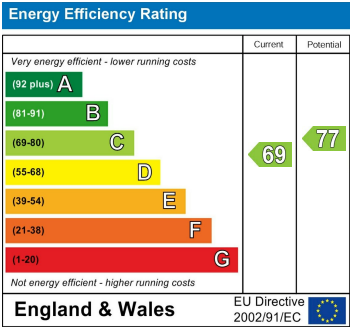


Floor Plan



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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Honiton Road
CV2 3EJ



£185,000

Bedrooms 2
Bathrooms 1

Occupying a popular position on Honiton Road in the sought after Wyken area, this two bedroom mid terrace home is offered for sale with the benefit of no onward chain, making it an excellent opportunity for first time buyers, investors or those looking to take their next step onto the property ladder. Having previously been a successful rental property, the home presents a clean, neutral interior that is ready to move straight into, while still offering scope for a new owner to add their own personal style over time.

The accommodation begins with a welcoming entrance hall, where stairs rise to the first floor and a door opens into the main living space. The generous lounge and dining room stretches the length of the property, creating a bright and versatile room with plenty of space for both comfortable seating and a family dining table. Whether it is relaxing after a busy day or hosting friends and family, this room provides a flexible layout to suit modern living.

Positioned to the rear of the property, a full width extension creates a separate kitchen, allowing the living accommodation to remain open and uncluttered. The kitchen is fitted with a range of modern white wall and base units, complementary work surfaces, an integrated oven, hob and extractor hood, together with a useful utility cupboard providing additional storage and space for household appliances.

Upstairs, the property offers two well proportioned double bedrooms. The principal bedroom spans the full width of the front of the home, providing an excellent amount of space for wardrobes and bedroom furniture, while the second bedroom is another comfortable double overlooking the rear garden. Completing the first floor is a fully tiled bathroom, fitted with a white suite to provide a practical and easy to maintain space.

Outside, the property benefits from a hardstanding area to the front, where the naturally low kerb provides convenient access for off road parking, subject to any necessary consents. To the rear, a generously sized garden begins with a block paved patio, ideal for outdoor seating or summer dining, before extending onto a long lawn enclosed by well maintained fencing, creating an enjoyable outdoor space for children, pets or keen gardeners alike.

Honiton Road continues to be a popular choice thanks to its excellent convenience and family friendly surroundings. The property is well placed for a range of local shops and everyday amenities, while well regarded schools including St John Fisher Catholic Primary School, Wyken Croft Primary School and Lyng Hall School are all within easy reach. University Hospital Coventry and Warwickshire is just a short distance away, and excellent road links to the M6, M69, A46 and Coventry city centre make this an ideal location for commuters.

Offering spacious accommodation, a long rear garden, a neutral finish throughout and the added advantage of no onward chain, this is a home that provides immediate comfort while leaving plenty of opportunity to personalise and add value in the future. Whether you are buying your first home, expanding your investment portfolio or simply looking for a well positioned property with excellent potential, this home deserves your attention. Early viewing is highly recommended.



GROUND FLOOR

Hall

Lounge/Dining Room

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

23'7 x 10'4

11'7 x 7'6

Bathroom

OUTSIDE

Rear Garden

Driveway