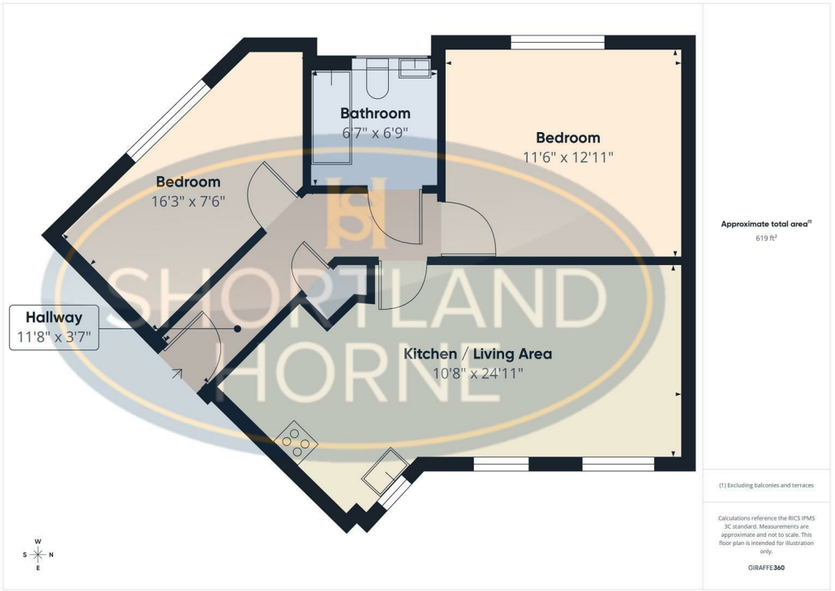
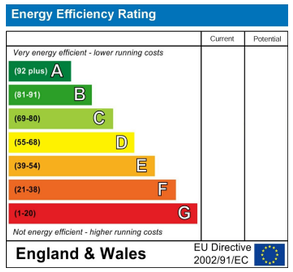
Floor Plan



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.

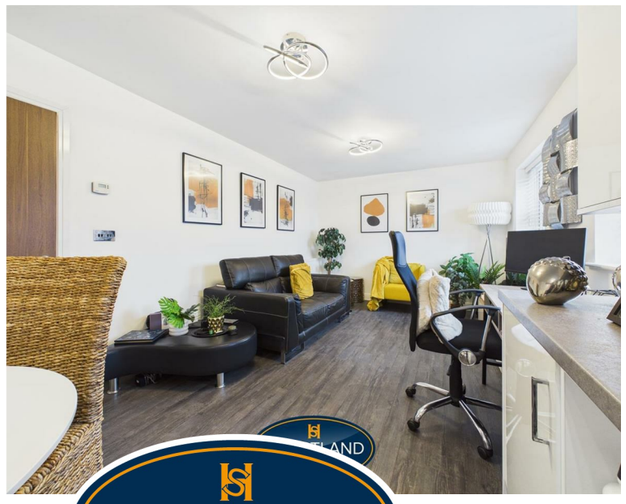
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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£175,000 Offers Over

Bedrooms 2
Bathrooms 1

Step through the front door and it feels like the world outside quietly loosens its grip. A secure entrance with buzzer entry sets the tone, reassuring and discreet, before you glide upstairs to a second floor retreat that feels unexpectedly calm, like it has been waiting just for you. The hallway welcomes you in with a gentle sense of order, spacious enough to breathe, with a built in storage cupboard that keeps life's clutter politely out of sight so the home can stay as polished as it first appears.

And then, it opens up. The heart of the home arrives in one smooth, flowing moment. An open plan kitchen, dining and lounge space that immediately draws you in and makes you imagine slow mornings with sunlight spilling across the floor and evenings where the conversation lingers a little longer than planned. The kitchen is a sleek, modern statement, fitted with premium NEFF integrated appliances including dishwasher, washer dryer, fridge freezer and wall oven, all designed to make everyday living feel just that bit more effortless. There is generous storage too, the kind that quietly surprises you in a flat, giving everything its place without ever intruding on the clean, contemporary feel.

The living and dining area invites you to relax properly. Picture a comfortable sofa set up for film nights, a dining table where meals turn into stories, and a soft glow from lamps as the day winds down. Luxury Amtico flooring runs underfoot, smooth and stylish, guiding you through the space with a subtle confidence, while chrome sockets and refined finishes add that crisp, modern edge that feels both practical and a little bit indulgent.

The main bedroom is a proper sanctuary, generous in scale and calm in mood. You can almost feel the quiet of early morning light here, with space for a king size bed, wardrobes and drawers, yet still room to move freely, to breathe, to simply be. The second bedroom carries that same versatility, equally inviting as a guest room, a home office, or a personal escape for hobbies or storage, adapting to whatever life needs from it next.

The bathroom keeps things fresh and contemporary, a relaxing space with a bath and shower over, tiled surrounds that catch the light beautifully, a pedestal sink and a low level WC, all designed for easy living with a touch of everyday comfort.

Comfort runs quietly throughout the home with gas central heating and double glazing, while a built in alarm system adds reassurance without fuss. Outside, life continues to be simple and convenient with one allocated parking space and plenty of visitor parking for when friends inevitably want to come and see where you have been hiding this gem.

And the location ties it all together. Just off Allard Way, with easy access to the A46 and A45, the world opens up in every direction. Binley Road is within walking distance, offering bus routes straight into Coventry city centre and direct links to University Hospital Coventry and Warwickshire, making commuting or spontaneous city trips refreshingly easy.

This is not just a flat, it is a lifestyle that feels easy, modern and quietly confident, the kind of place that makes you linger in the doorway a little longer, already imagining where your furniture would go and how quickly you could make it feel like home.

Lease Term: 150 Years





INTERNAL	
Hallway	
Kitchen/Living Area	24'11 x 10'8
Bedroom 1	12'11 x 11'6
Bedroom 2	16'3 x 7'6
Bathroom	6'9 x 6'7
OUTSIDE	
Allocated Parking Space	