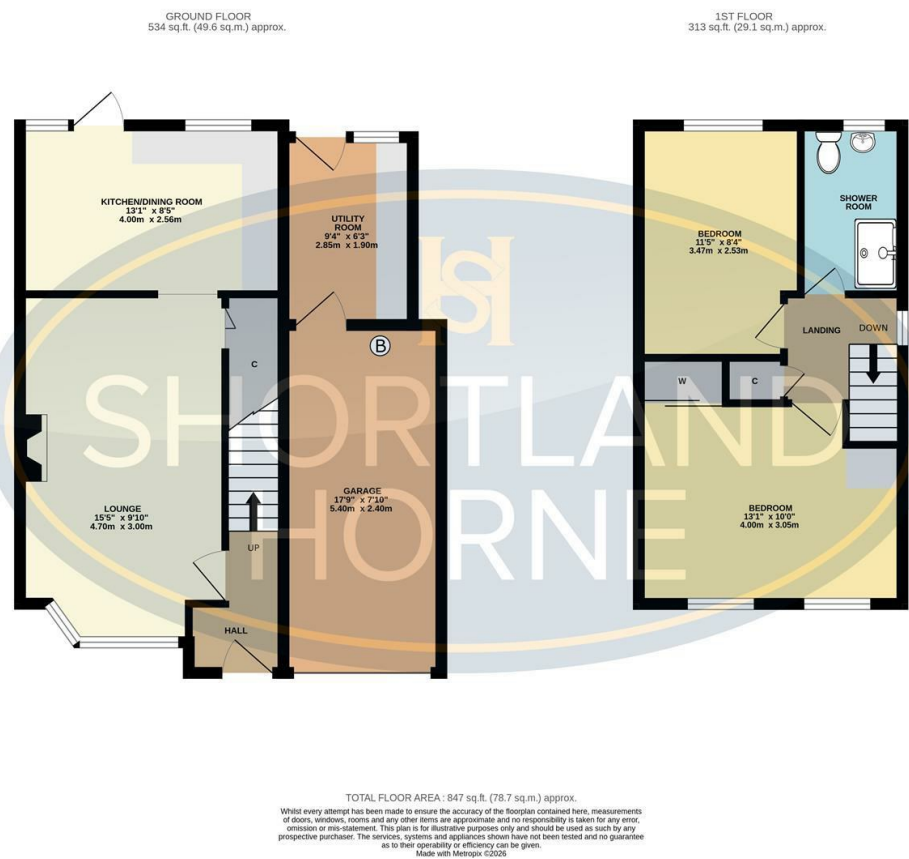
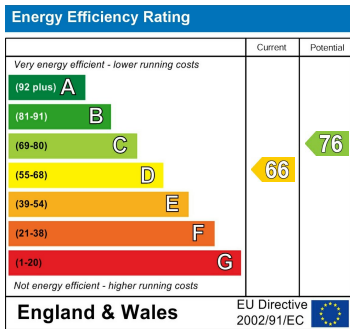


Floor Plan



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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Pilling Close
CV2 2HR



£240,000 Offers Over

Bedrooms 2
Bathrooms 1

There is something rather lovely about finding a home that gets the balance just right. Tucked away on the peaceful Pilling Close, this beautifully presented two bedroom semi detached home combines comfort, practicality and a little bit of everyday magic. Bright, welcoming and exceptionally well cared for, it is the sort of place where you can picture the boxes being unpacked, the kettle going on and life settling beautifully into place.

Step inside and the welcoming lounge immediately sets the tone. A large bay window draws in an abundance of natural light, while neutral walls, plush carpeting and a handsome marble fireplace with electric fire create a warm and inviting space. There is plenty of room to sink into the sofa after work, put your feet up and forget about the outside world for a while. An understairs storage cupboard quietly takes care of the practicalities, leaving the room feeling wonderfully uncluttered.

At the heart of the home, the kitchen and dining room brings together style and everyday practicality. A generous run of faux wood tone cabinetry is paired with light worktops and a metro style splashback, creating a fresh and contemporary feel. There is a neatly integrated dishwasher and space for a cooker. The tiled floor is wonderfully easy to maintain, while there is plenty of space for a four seater dining table, making this a room equally suited to a quick morning coffee or a relaxed dinner with friends. A patio door open directly onto the garden, giving the room a lovely connection with the outside.

And then there is the utility room, which is one of those features you may not realise you desperately want until you have one. Accessed from outside, this useful covered space provides additional cabinetry, a sink and room for a washing machine, tumble dryer and dishwasher, along with access into the integral garage. It is a proper little workhorse, keeping the everyday mess neatly out of sight. There is also a radiator, very handy in the colder months.

Upstairs, two light and airy bedrooms offer comfortable retreats at the end of the day. The principal bedroom has ample space for a large bed alongside a built in wardrobe with sliding doors, while bedroom two is a genuinely useful double room, ideal for guests, a home office or perhaps the dressing room you promised yourself you would have one day. The modern family bathroom has been tastefully updated with tiled walls and flooring, a sleek white suite, vanity storage, heated towel rail and a particularly smart walk in shower.

Outside, the rear garden is where this home really turns up the charm. Patio and decking provide easy spaces for morning coffees, summer drinks and lazy weekends, while a pergola creates a lovely sheltered spot. Pretty shrub borders add colour and character, with a small green and mature trees beyond. Better still, a garden gate gives direct access to this green space, creating a surprisingly open and leafy outlook. The garden is not overlooked, so you can enjoy it with a genuine sense of privacy.

At the front, a block paved driveway provides parking for two cars, while the integral garage offers useful additional storage and power. Recent improvements include the driveway, rear garden entrance, walk in shower and a pitched roof over the garage.

Pilling Close itself offers the best of both worlds peaceful enough to feel tucked away, yet wonderfully connected for everyday life. The hospital, M6, multiple primary and secondary schools and three supermarkets are all within easy reach. So whether you are heading to work, grabbing the weekly shop or simply escaping for a quiet evening at home, life here is refreshingly straightforward.



GROUND FLOOR		Bedroom 2		11'5 x 8'4
Hall		Shower Room		
Lounge		15'5 x 9'10	OUTSIDE	
Kitchen/Dining Room		13'1 x 8'5	Utility Room	
Integral Garage			Integral Garage	
FIRST FLOOR			Driveway	
Landing				
Bedroom 1		13'1 x 10'		