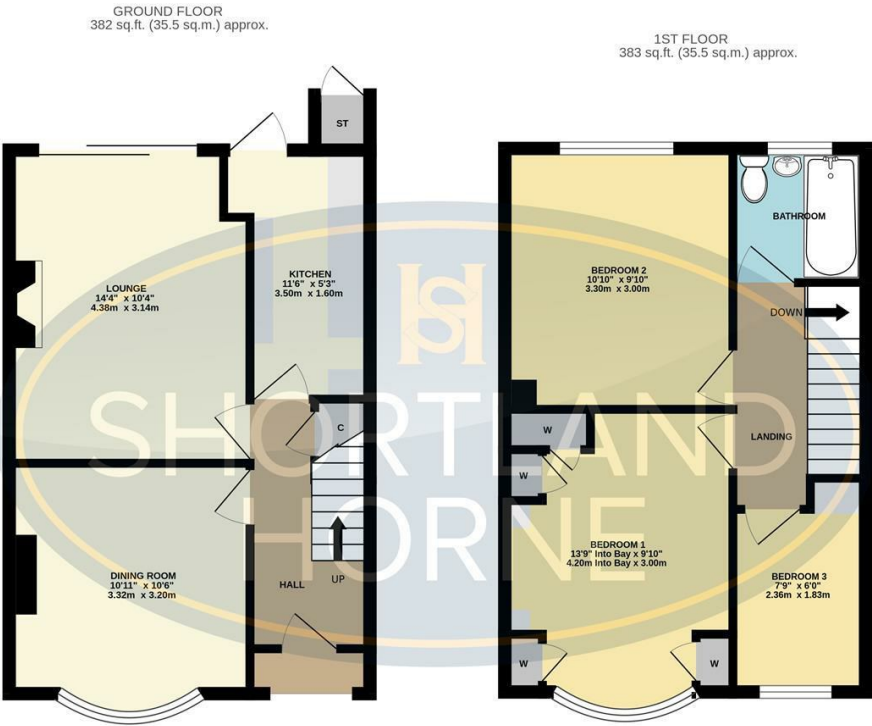


Floor Plan

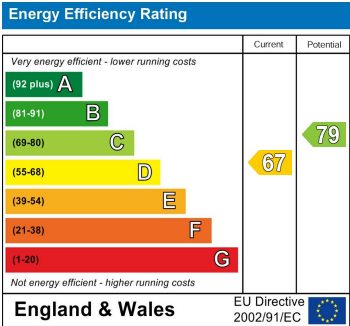


TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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Abbey Road
CV3 4BH



£235,000 Offers Over

Bedrooms 3
Bathrooms 1

Occupying a peaceful position on the ever popular Abbey Road in Whitley, this well maintained three bedroom terraced home offers the perfect balance of tranquility and convenience. Having been lovingly owned by the same family for thirty five years, the property enjoys a wonderful front outlook across a wooded space where birdsong, mature trees and playful squirrels create a calm and picturesque setting. It is a location that has provided the current owners with decades of happy memories and a real sense of community.

Stepping inside, the bright entrance hallway welcomes you into a home that is warm, inviting and ready to enjoy. To the front, the attractive dining room is filled with natural light from the bay window, creating an ideal space for family meals or entertaining. The spacious lounge offers a cosy gas fire as its focal point, while recently replaced patio doors open onto the rear garden, allowing natural light to flood the room and creating a seamless connection to the outdoors.

The galley style kitchen is both practical and stylish, featuring modern white gloss units complemented by charcoal tiled splashbacks, providing ample storage and workspace for everyday living.

Upstairs, there are three well proportioned bedrooms, including two generous doubles, the principal bedroom benefits from a bay window and fitted wardrobes. The third bedroom is ideal as a child's room, home office or dressing room. Completing the first floor is a family bathroom fitted with a white three piece suite, shower over the bath and floor to ceiling blue tiling. There is a large partially floored loft with loft ladder, lighting, mains sockets and velux window fitted on the rear.

Outside, the enclosed rear garden is mainly laid to lawn, offering plenty of space to relax, play or enjoy the warmer months. To the front, an enclosed lawn and paved pathway provide an attractive approach to the property.

The home has been thoughtfully maintained, with significant improvements including a new roof with replacement tiles and rafters where required in 2024, along with new patio doors and a replacement bathroom window installed in 2023.

Abbey Road is ideally located for families and commuters alike, with a range of local shops, parks and everyday amenities close by. Well regarded schools are within easy reach, while excellent road links to the A45, A46 and Coventry city centre make travelling straightforward. Combining a peaceful setting, generous living space and a highly convenient location, this charming home is ready for its next chapter.



GROUND FLOOR		Bedroom 2	10'10 x 9'10
Hall		Bedroom 3	7'9 x 6'
Dining Room	10'11 x 10'6	Bathroom	
Lounge	14'4 x 10'4	OUTSIDE	
Kitchen	11'6 x 5'3	Rear Garden	
FIRST FLOOR		Front Garden	
Landing			
Bedroom 1	13'9 x 9'10		