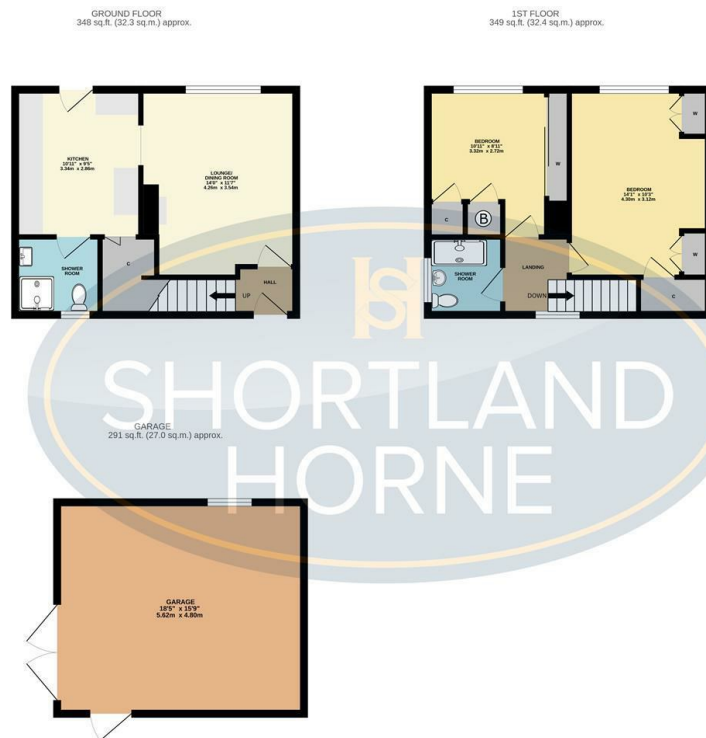


## Floor Plan



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(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 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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 10 Euston Place, Leamington Spa CV32 4LJ

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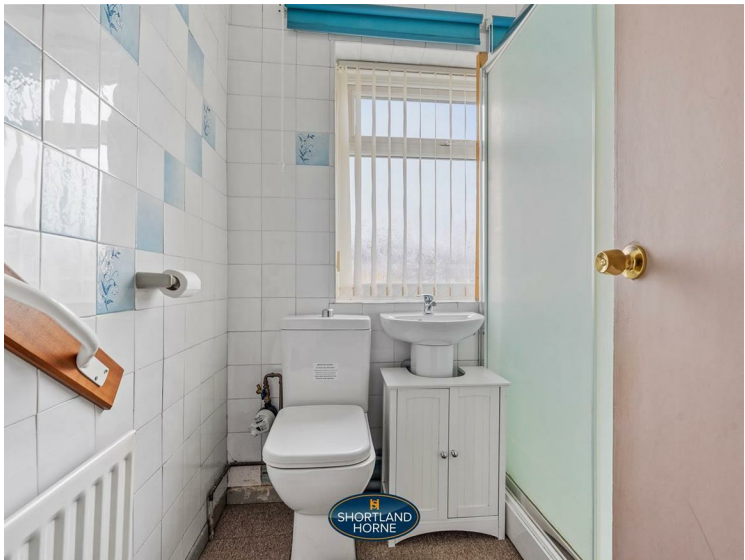
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**Emery Close**  
**Henley Green CV2 1AR**





# £170,000 Offers Over | Bedrooms 2 Bathrooms 2

Located at the end of the quiet and welcoming Emery Close in Henley Green, this charming two bedroom end terrace home offers a wonderful sense of space, light and potential. The setting is one that immediately feels calm and family friendly, with open green space stretching out to the front and a strong sense of community throughout the surrounding streets. The location is particularly appealing for families and professionals alike, with a selection of well-regarded schools within easy reach and University Hospital Coventry and Warwickshire just a short distance away. Everyday amenities are close at hand, including local shops, parks and leisure facilities, while convenient road links provide straightforward access to Coventry city centre and beyond, making commuting and daily travel refreshingly simple.

As you step inside, the hallway welcomes you with soft carpeting underfoot and a gentle flow of light that leads you into the heart of the home. The lounge and dining room unfold as a bright and airy space, thoughtfully arranged to accommodate both relaxation and entertaining. Sunlight pours through the windows, enhancing the warmth of the room, while the gas fire provides a comforting focal point during cooler evenings. This is a space that naturally invites you to slow down, whether you are enjoying a quiet night in or gathering with friends and family.

The kitchen sits just beyond, finished with tiled splashbacks that offer both practicality and character. It is a space full of promise, where the rhythm of everyday life unfolds, from morning coffee rituals to evening meal preparation. Completing the ground floor is a contemporary wet room shower space, fully tiled and fitted with a clean white two piece suite and overhead shower. Designed with accessibility and ease in mind, it adds a layer of flexibility and convenience that is increasingly sought after in modern living.

Carpeted stairs rise to the first floor, where a peaceful landing connects the two bedrooms and the family bathroom. The main bedroom offers generous space for a double bed and benefits from fitted wardrobes that provide excellent storage while keeping the room feeling calm and uncluttered. The second bedroom, a small double, also features fitted wardrobes and makes an ideal guest room, child's bedroom or home office, adapting easily to your changing needs. The family bathroom completes the upper floor, presenting a crisp white three piece shower room that feels fresh, bright and practical.

One of the true highlights of this home lies beyond the back door. The rear garden is exceptionally generous, enclosed for privacy and laid mainly to lawn with paved areas that lend themselves beautifully to outdoor dining, children's play or quiet moments in the sunshine. The added benefit of off road parking to the rear, with driveway space for two or more vehicles, is a rare and valuable feature. The double garage, complete with electrics, offers excellent storage or workshop potential and further enhances the practicality of the property.

To the front, the garden is laid to lawn and overlooks open green space, creating a sense of openness and connection to nature that is rarely found so close to the city. This view brings a peaceful backdrop to daily life and adds to the home's overall appeal.

With its generous plot, flexible layout and enviable location close to schools, amenities and UHCW, this well positioned end terrace home on Emery Close presents a fantastic opportunity for first time buyers, growing families or those seeking space both inside and out. It is a home with warmth, balance and the promise of many happy years to come.



<b>GROUND FLOOR</b>		<b>Bedroom 2</b>	10'11 x 8'11
Hallway		Shower room	
Living/dining room	14'0 x 11'7	<b>OUTSIDE</b>	
Kitchen	11'10 x 9'5	Front garden	
Shower room		Rear Garden	
<b>FIRST FLOOR</b>		Garage	18'5 x 15'9
Landing		Driveway	
Bedroom 1	14'1 x 10'3		