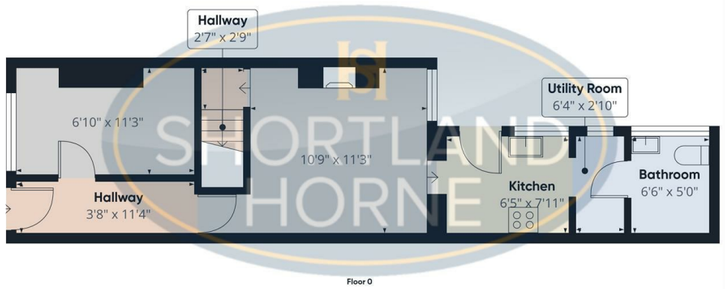
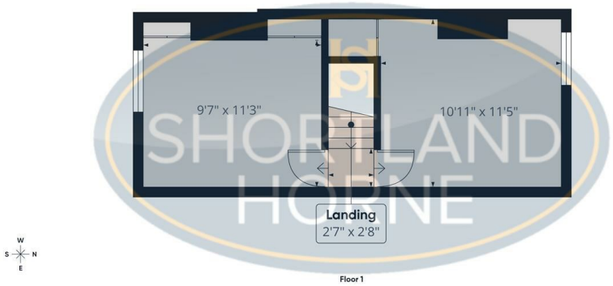
Floor Plan



Floor 0



Floor 1

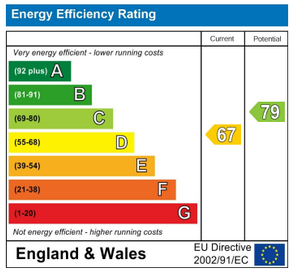
Approximate total area(1)
615 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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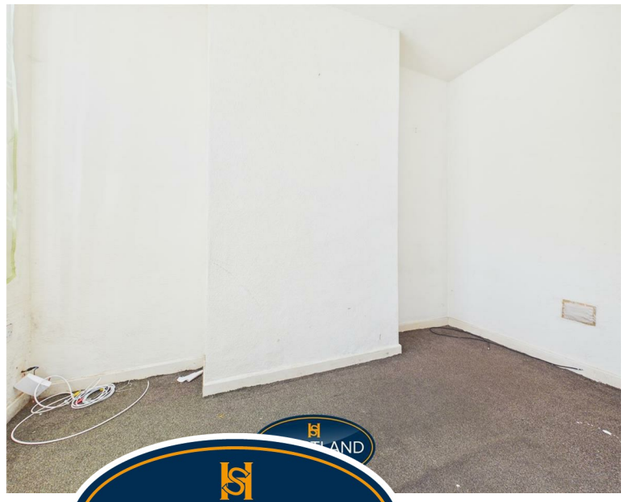

SHORTLAND HORNE

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Villiers Street

Stoke CV2 4HN

£135,000 | Bedrooms 2 Bathrooms 1

Situated along Villiers Street in the well-established area of Stoke, this two-bedroom terraced home presents a practical opportunity for buyers seeking a property with scope for improvement. Set within a row of traditional homes, the property is positioned in a convenient location, close to everyday amenities and well connected to the wider city.

Upon entering, the hallway leads into the main living spaces, with laminate flooring providing a straightforward and durable finish. The dining area sits just beyond, offering a separate space for meals or everyday use, while the lounge provides a comfortable setting with laminate flooring and an electric fire acting as a focal point. The layout is simple and functional, allowing for flexibility depending on how the space is used.

To the rear, the kitchen is fitted with a gas hob and offers basic workspace and storage, with potential for updating to suit modern requirements. An adjoining utility area provides additional room for appliances and helps to keep the main kitchen area clear. The ground floor bathroom is fitted with a white three-piece suite and is conveniently located at the back of the property.

Upstairs, the accommodation includes two well-sized bedrooms, both capable of accommodating double beds and wardrobes. The rooms are carpeted and offer a good sense of space, making them suitable for a range of buyers, whether as sleeping areas, guest rooms or work-from-home spaces.

Outside, the enclosed rear garden offers a private outdoor area with potential for landscaping or redesign, depending on individual preference. A recent improvement includes a new roof to the rear extension, completed within the last year, providing some reassurance for future works.

The location is a key feature of the property. Stoke is a popular and accessible part of Coventry, offering a range of local shops, supermarkets and services within easy reach. Families have access to nearby schools such as Stoke Primary School and Sacred Heart Catholic Primary School, while older students are served by options including Sidney Stringer Academy and Stoke Park School. For commuters, the property benefits from good transport links, with straightforward access to the A444 road and M6 motorway, as well as convenient routes into the city centre.

Overall, this is a property that requires updating but offers a solid layout, good room sizes and a convenient location, making it a suitable option for investors or buyers looking to take on a project.

GROUND FLOOR	
Hallway	
Dining area	6'10 x 11'3
Lounge	10'9 x 11'3
Kitchen	6'5 x 7'11
Utility	
Bathroom	

FIRST FLOOR	
Bedroom 1	9'7 x 11'3
Bedroom 2	10'11 x 11'5
OUTSIDE	
Rear garden	