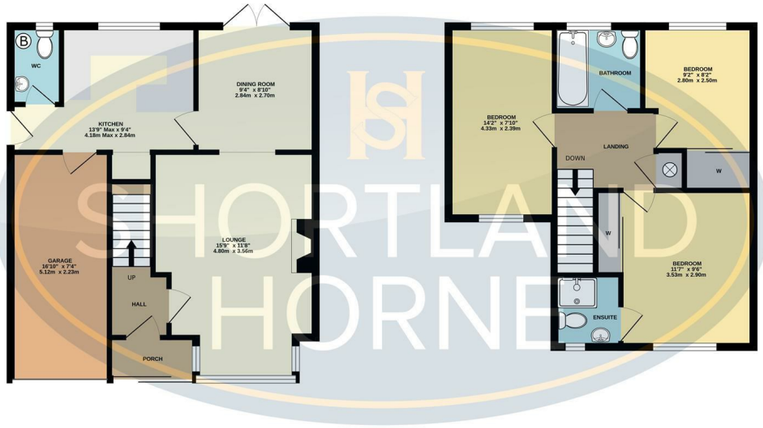
Floor Plan

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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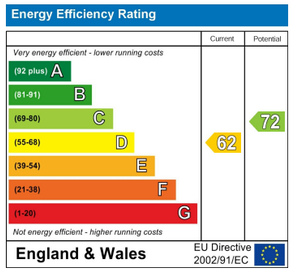
EPC



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.

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

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

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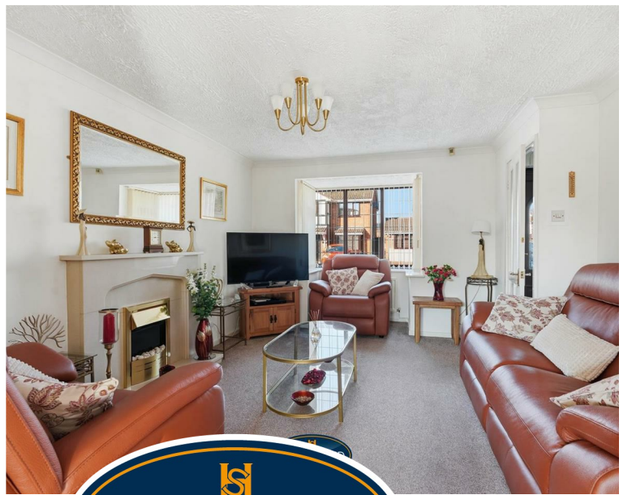

SHORTLAND HORNE

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Talland Avenue
CV6 7NX

£350,000

Bedrooms 3
Bathrooms 2

Step into a home that feels like it's been waiting just for you, right in the heart of a quiet cul-de-sac on Talland Avenue, Coventry. This three-bedroom detached house radiates modern charm, with neutral décor throughout that lets the light dance across every room, creating a bright and airy sanctuary. From the moment you arrive, the wide block-paved driveway promises effortless parking for three or even four cars, giving a neat, uncluttered first impression and a practical welcome that's perfect for busy mornings or spontaneous visitors.

Inside, sunlight spills through the square bay window of the lounge, bouncing off soft neutral walls and drawing you in with a sense of calm and comfort. It's a space that invites you to relax, linger with a cup of coffee, or host friends without ever feeling crowded. Step through to the dining room, where French doors open onto the south-facing garden, filling the room with golden afternoon light and a gentle breeze. Beyond lies the modern kitchen, designed for both style and practicality with light-coloured units, a small breakfast bar, inset spotlights, and integrated appliances. A window above the sink frames a serene view of the garden, turning everyday tasks into moments of quiet joy. A convenient WC off the kitchen and direct access to the integral garage keep daily life flowing smoothly.

Upstairs, three restful bedrooms await, all carpeted for comfort. The principal bedroom is a private retreat with space for a double bed, wardrobe, and its own en-suite shower room. The second bedroom is a good-sized double with built-in storage, while the third stretches over the garage, offering surprising versatility for a home office, guest room, or cosy hideaway. The family bathroom is fresh and inviting, with crisp tiles, a white three-piece suite, and a shower over the bath, balancing style and functionality effortlessly.

The rear garden is a quiet oasis, low-maintenance and fully enclosed with quality fencing, offering a sense of peace and privacy. Stoke Heath Park lies just beyond, giving open green space at a moment's notice, perfect for morning walks, evening strolls, or spontaneous picnics. Side access to the front adds convenience while keeping the garden private and uncluttered.

Life here is as practical as it is pleasant. The location offers excellent access to local schools such as Lyng Hall School and Courthouse Green Primary, shopping and leisure at Gallagher Retail Park and AT7 Leisure Centre, and easy commuting via the nearby A444. Friendly neighbours and the calm of a central cul-de-sac create a welcoming, community feel, making this much more than a house—it's a home.

From the first step through the door, this property exudes possibility. Neutral tones, sun-filled rooms, and thoughtful design make it ready for any lifestyle. With a south-facing garden, modern interiors, low-maintenance living, and ample parking, it isn't just a place to live—it's a lifestyle waiting to welcome you home.

GROUND FLOOR	
Porch	
Hall	
Lounge	15'9 x 11'8
Dining Room	9'4 x 8'10
Kitchen	13'9 (max) x 9'4
WC	
FIRST FLOOR	
Landing	
Bedroom 1	11'7 x 9'6
En-Suite	
Bedroom 2	9'2 x 8'2
Bedroom 3	14'2 x 7'10
Bathroom	
OUTSIDE	
Garage	16'10 x 7'4
Rear Garden	
Driveway	