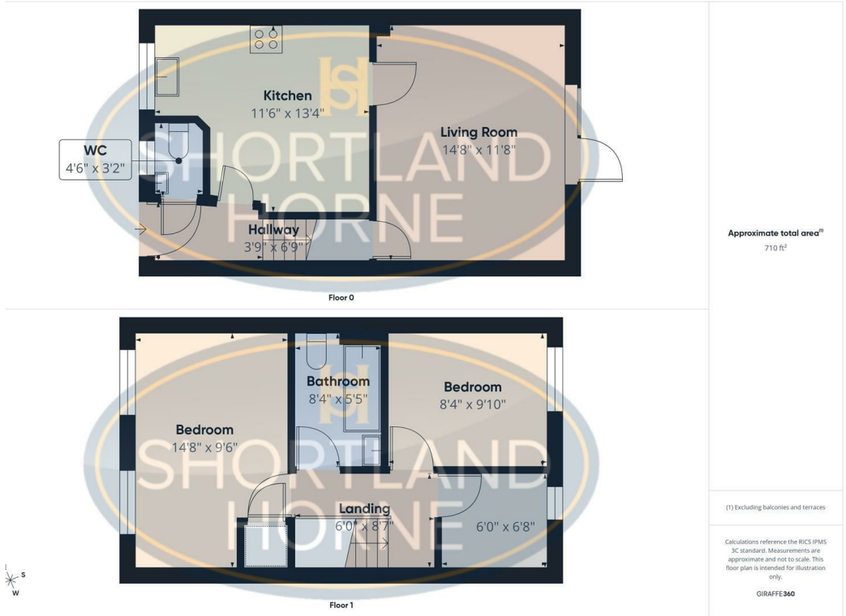
Floor Plan



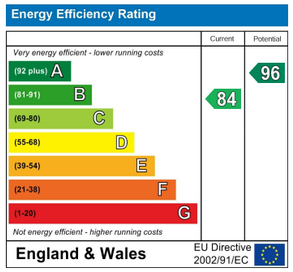
Approximate total area(1)
710 ft²

(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.

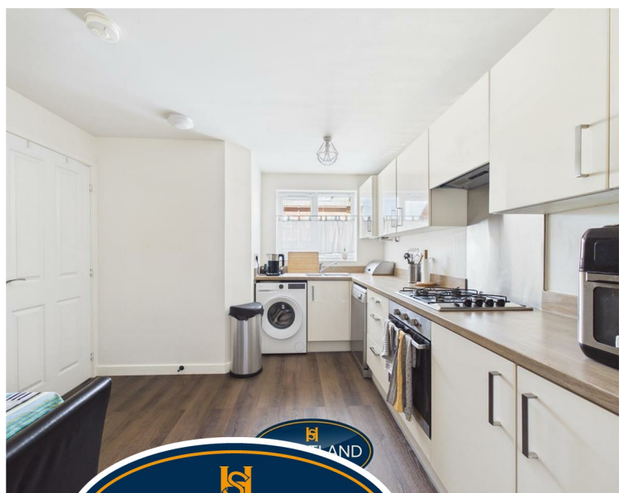
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

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Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

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

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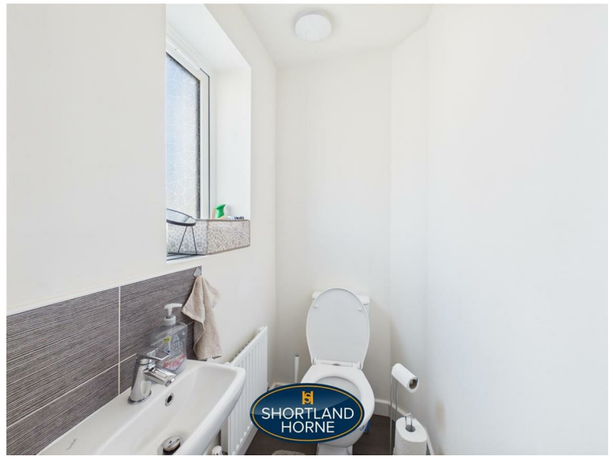
SHORTLAND HORNE

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Braunton Avenue

CV2 1TA











£229,995 Asking Price | Bedrooms 3 Bathrooms 1

Tucked away within the Spirit Quarters development, this well presented three bedroom end terrace home on Braunton Avenue offers a wonderful combination of modern comfort, practicality and convenience. Well presented and thoughtfully updated, the property is ready to move straight into, making it an ideal choice for first time buyers, young families, professional couples or those seeking easy access to Coventry's key employment hubs and transport links.

From the moment you arrive, the home exudes a welcoming feel. A private driveway provides parking for two vehicles, while the attractive frontage creates an inviting first impression. Stepping inside, the sense of warmth and tranquillity is immediately apparent. The current owners particularly love how peaceful the property feels despite its incredibly convenient location, creating a home that offers the best of both worlds.

The entrance hallway provides a bright and welcoming introduction, enhanced by stylish Amtico flooring that flows throughout the ground floor. A contemporary cloakroom fitted with a modern white suite adds everyday practicality and has been recently updated to create a fresh and elegant finish.

At the heart of the home lies the spacious kitchen dining room, a sociable and versatile space designed for modern living. Finished in neutral tones, the room offers ample space for a dining table where family meals, morning coffees and conversations with friends can naturally unfold. The clean, timeless presentation allows buyers to simply unpack and begin enjoying their new surroundings from day one.

To the rear of the property, the lounge provides a comfortable retreat from the outside world. Bathed in natural light, this inviting room offers a calm and relaxing atmosphere, with patio doors drawing the eye towards the garden beyond. During the warmer months, these doors create a seamless connection between indoors and out, making it easy to enjoy summer barbecues, children's playtime or quiet evenings spent unwinding after a busy day.

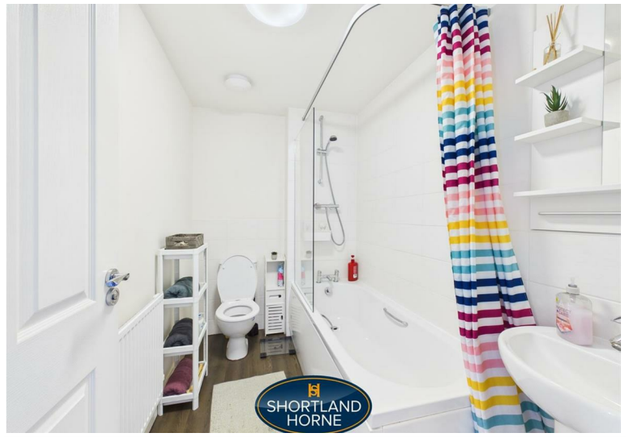
Upstairs, a carpeted landing leads to three well proportioned bedrooms. The principal bedroom offers generous space for a double bed, wardrobes and additional furniture, creating a comfortable sanctuary at the end of the day. The second bedroom is another well proportioned double, ideal for family members, guests or those working from home who require additional flexibility. The third bedroom provides a versatile space that could equally serve as a nursery, child's bedroom, dressing room or study.

Completing the first floor is the recently updated family bathroom, beautifully presented with a contemporary white suite, shower over the bath, stylish tiling and Amtico flooring. Refreshed in 2025, it offers a modern and practical space designed to meet the needs of everyday family life.

Outside, the enclosed rear garden provides a safe and private setting to enjoy throughout the seasons. Predominantly laid to lawn, it offers plenty of space for children to play, pets to explore or for keen gardeners to add their own personal touch. Whether hosting family gatherings or simply enjoying a peaceful morning coffee in the fresh air, the garden provides a wonderful extension of the living space.

The location is a significant attraction. Braunton Avenue enjoys excellent connectivity, with swift access to the M6, M69, M1, A46 and wider motorway network, making commuting remarkably straightforward. Coventry city centre, Coventry Railway Station and Birmingham Airport are all easily accessible, while University Hospital Coventry and Warwickshire is just a short journey away, making the property particularly appealing to healthcare professionals. Families are well served by a range of nearby schools including Henley Green Primary School, Moat House Primary School, Cardinal Wiseman Catholic School and Caludon Castle School, alongside local shops, parks and everyday amenities.

Offering a peaceful setting, stylish interiors and convenience, this superb home presents an great opportunity to enjoy modern living in one of Coventry's well connected residential locations.





GROUND FLOOR	
Hallway	
W/C	
Kitchen/dining room	11'6 x 13'4
Lounge	14'8 x 11'8
FIRST FLOOR	
Bedroom 1	14'8 x 9'6
Bedroom 2	8'4 x 9'10
Bedroom 3	6'0 x 6'8
Bathroom	
OUTSIDE	
Driveway	
Rear garden	