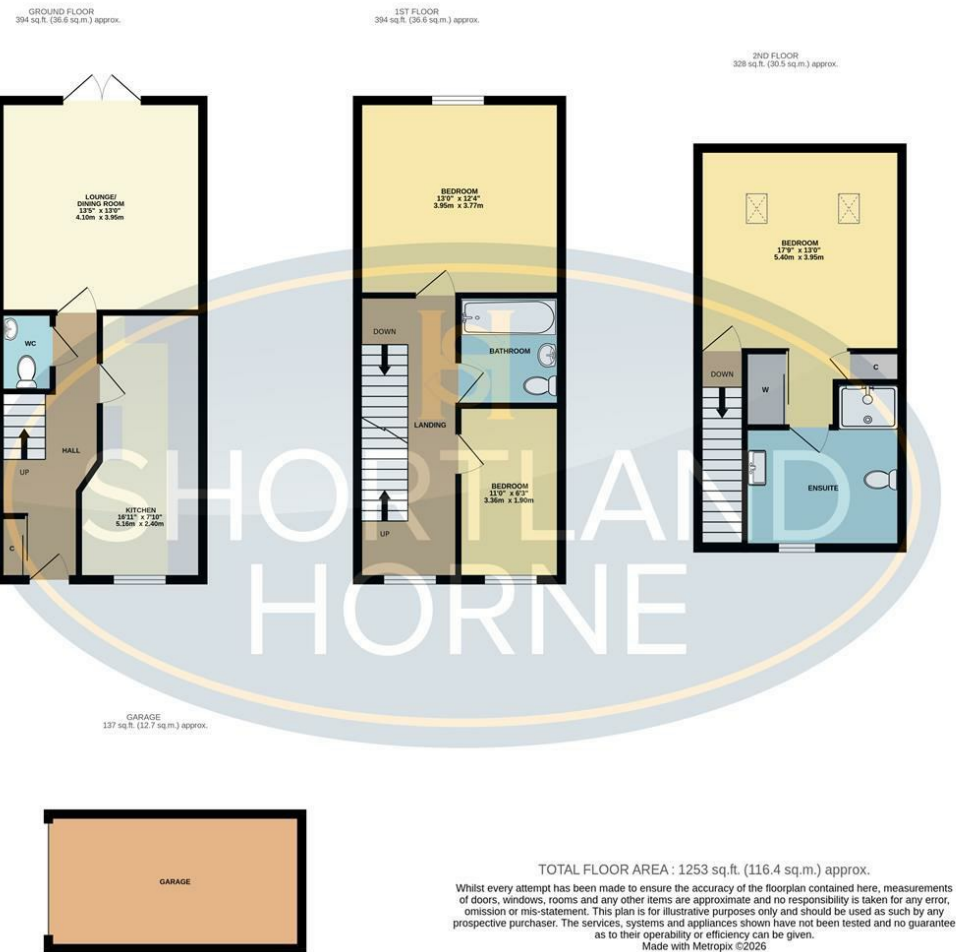
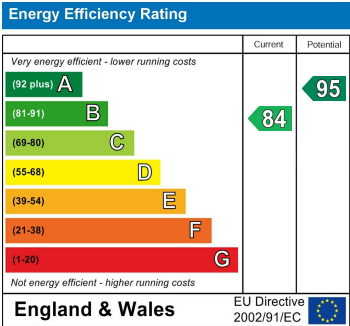


Floor Plan



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. Identifying 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:
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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Signals Drive
CV3 1QT



£300,000

Bedrooms 3
Bathrooms 2

Picture the scene. The working day is over. The French doors are open, the evening sun is lingering over the garden, soft lights glow beneath the covered decking and dinner is waiting outside under the pergola.

This is the lifestyle waiting for you at Signals Drive. Beautifully arranged across three floors, this modern townhouse offers far more than just generous accommodation. It offers flexibility, comfort and those little everyday luxuries that transform a house into a home. Thoughtfully improved and impeccably maintained, it is a property that welcomes you in and immediately makes you want to stay.

Step through the front door and leave the outside world behind. The welcoming hallway sets the tone immediately, providing a practical space to shrug off coats, kick off shoes and settle into home life. To one side, the contemporary kitchen is ready to become the backdrop to everything from rushed weekday breakfasts to ambitious weekend cooking sessions. Generous worktops stretch across the room, complemented by plentiful storage, stylish tiled flooring, integrated cooking appliances and carefully considered additions including extra cabinetry and a useful seating area. Whether you're preparing a quick coffee before work or entertaining friends over dinner, this space rises effortlessly to the occasion.

Continue through to the living room and the atmosphere softens. Warm, inviting and wonderfully relaxing, this is a room designed for unwinding. Curl up with a book on a rainy afternoon, enjoy family film nights or simply watch the changing seasons through the French doors that frame the garden beyond. A conveniently located cloakroom completes the ground floor, beautifully updated with decorative tiling and clever integrated storage.

Outside, the garden feels like a hidden retreat. Step onto the patio beneath the pergola and imagine long summer evenings spent dining outdoors while the sun slowly fades. Beyond, the artificial lawn creates a low maintenance splash of greenery, while freshly painted fencing and a private outlook provide a sense of seclusion. As darkness falls, the decking area truly comes into its own. Soft strip lighting casts a warm glow beneath the lean to, creating an atmosphere that feels part boutique hotel terrace, part secret garden hideaway. It is easy to picture yourself lingering here long after sunset with friends, family or a well deserved glass of something chilled.

The first floor offers two beautifully presented bedrooms, including a generous double and a comfortable single room that would work equally well as a nursery, child's bedroom, guest room or home office. Serving these rooms is a stunning family bathroom that has undergone a comprehensive renovation, featuring floor to ceiling tiling, a contemporary vanity unit, integrated WC, illuminated mirror and stylish finishes that elevate everyday routines.

Occupying the entire top floor, the principal bedroom feels wonderfully private. Natural light pours through the impressive Velux windows, creating a bright and airy sanctuary high above the rest of the home. Blackout blinds ensure restful nights when needed, while the beautifully upgraded en suite shower room adds a touch of luxury to everyday living. Clever storage solutions complete this peaceful retreat.

Practicality has not been overlooked. Beyond the garden gate sits the brick built garage, complete with electricity, and rare direct access from the garden. In front, there is parking for two vehicles, making daily life refreshingly convenient. Energy efficiency is another standout feature. Thanks to its mid terrace position, the property retains warmth exceptionally well, helping to keep running costs impressively low throughout the year.

Location is equally appealing. Excellent schools are within easy walking distance, supermarkets are close by, the city centre can be reached on foot, and commuters will appreciate swift access to the A45, A46 and Jaguar Land Rover at Whitley. Cycle routes, leisure facilities, retail parks and everyday amenities are all within easy reach.



GROUND FLOOR			
Hall			
Lounge/Dining Room	13'5 x 13'		
Kitchen	16'11 x 7'10		
WC			
FIRST FLOOR			
Landing			
Bedroom 2	13' x 12'4		
		Bedroom 3	11' x 6'3
		Family Bathroom	
		SECOND FLOOR	
		Bedroom 1	17'9 x 13'
		En-Suite	
		OUTSIDE	
		Rear Garden	
		Garage	
		Driveway	