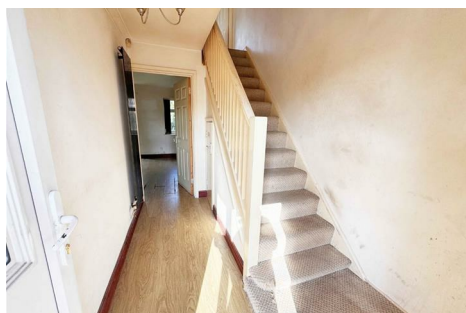


4 Shirebrook Close

**COVENTRY
CV2 1UB**

£150,000



- **TWO BEDROOM**
- **FITTED KITCHEN**
- **REFITTED BATHROOM**
- **OFF ROAD ROAD PARKING**
- **NO ONWARD CHAIN**

- **SEMI DETACHED**
- **LOUNGE**
- **UPVC DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi detached home located in a popular area of Coventry. Situated close to local amenities with easy access to M6 motorway links and not far from the University Hospital, this property would be perfect for a first time buyer or buy to let investor. In brief the accommodation comprises; entrance hall, lounge /dining room, fitted kitchen, two double bedrooms and a bathroom. Externally, there is off road parking to the front and an enclosed rear garden. This property additionally benefits from gas radiator central heating and upvc double glazing.

Accommodation Comprises

Entry via upvc door into:

Entrance Hall

Wood laminate floor covering. Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Thermostat control for central heating. Window to front elevation. Door to:

Lounge / Dining Room

14'9" x 12'6" (4.51m x 3.83m)

Window to rear aspect. Twin fully glazed doors to rear garden. Radiator. Wood laminate floor covering. Bifold door to:

Kitchen

10'3" x 7'10" (3.13m x 2.41m)

Fitted with a range of base and eye level units with work surface space, incorporating a stainless steel sink unit with mixer tap over. Built in oven, hob, and extractor fan. Wall mounted central heating boiler. Space and plumbing for a washing machine. Space for under counter white goods. Tiling to splash areas. Tiled floor. Radiator. Window to front aspect.

First Floor Landing

Access to loft space. Doors to bedrooms and bathroom.

Bedroom One

10'2" x 11'3" (3.10m x 3.45m)

Two windows to front aspect. Radiator. Cupboard with shelving and hanging space.

Bedroom Two

8'3" x 10'10" to wardrobes. (2.54m x 3.32m to wardrobes.)

Window to rear. Radiator. Mirrored wardrobes with shelving and hanging space.

Bathroom

With three piece suite to comprise; panelled bath with mixer shower and screen over, pedestal wash hand basin and low level w.c. Chrome radiator. Tiling to splash areas. Frosted window to rear elevation.

Front Garden

Laid to block paving, providing off road parking for several vehicles. Wrought iron gate and perimeter fencing.

Rear Garden

Mainly laid to lawn. Paved patio area. Brick built storage shed, with power and lighting. External lighting. Side pedestrian access. Timber panel fencing to boundaries.

Agents Note

Council Tax Band: A

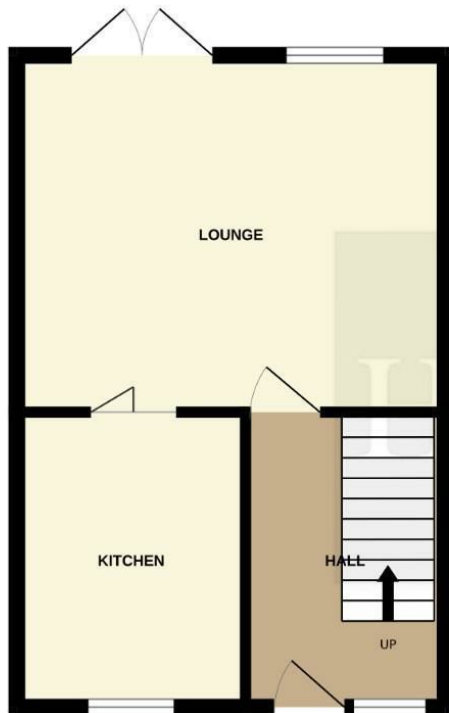
Energy Efficiency Rating: C



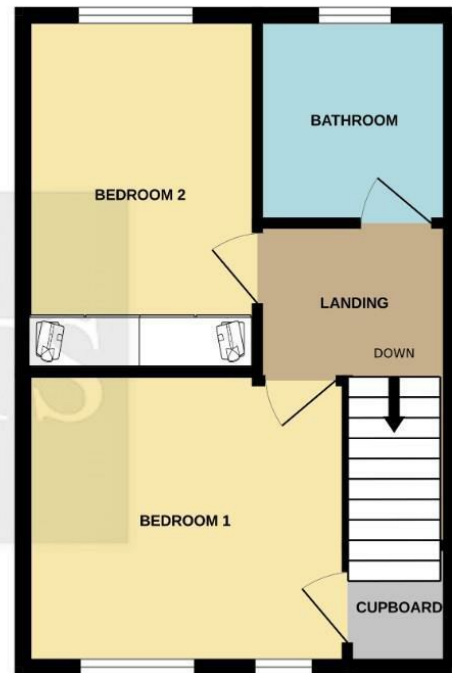




GROUND FLOOR

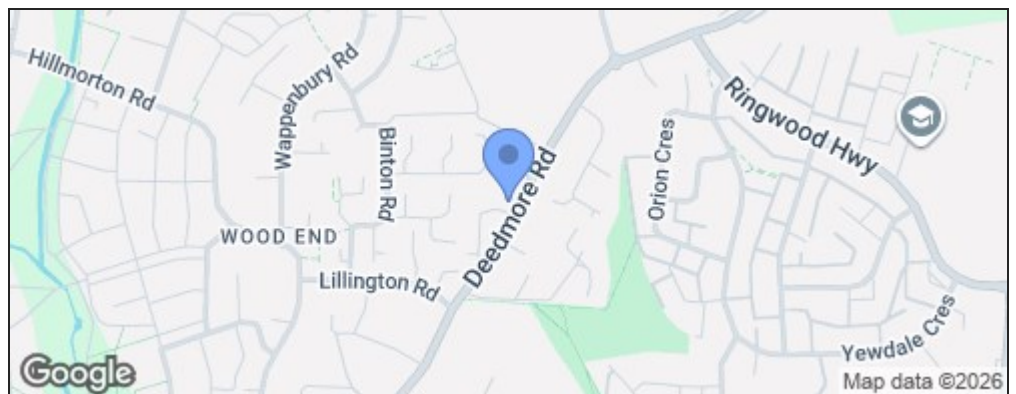


1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.