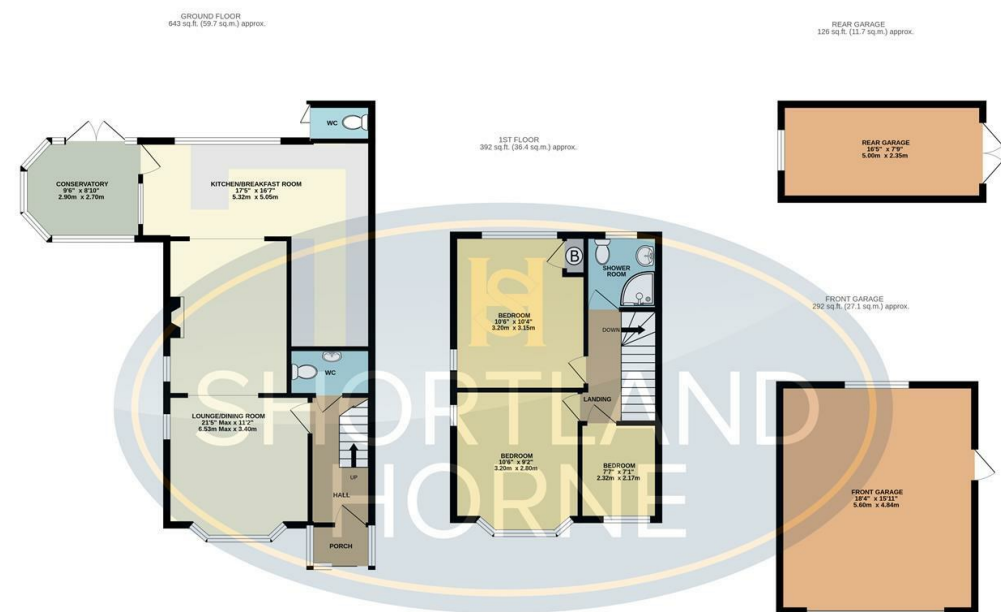


Floor Plan

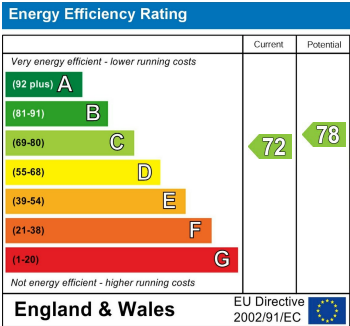


TOTAL FLOOR AREA: 1453 sq.ft (135.0 sq.m.) approx.

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.



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

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Sapphire Gate
CV2 5JQ



£325,000

Bedrooms 3
Bathrooms 1

Some houses simply offer rooms. This one offers possibilities.

Standing proudly on a generous plot within the ever popular Sapphire Gate, this extended three bedroom terrace has spent more than three decades quietly doing what great family homes do best. It has welcomed birthdays, Christmas mornings, family dinners and countless ordinary days that became treasured memories. Now, with no onward chain, it is ready to open its door to a new chapter.

As you pull onto the block paved driveway, there is an immediate sense of practicality and space. Parking for multiple vehicles is rarely a luxury you appreciate until you have it, and here there is plenty. Beyond the driveway sits an impressively large garage, offering enough room for cars, hobbies, storage or perhaps future ambitions. Whether you dream of a workshop, home gym or creative studio, the space is there waiting patiently for inspiration.

Step inside and the home reveals its true character. Bright, welcoming and wonderfully honest, it has been carefully maintained over the years while leaving plenty of opportunity for a new owner to add their own style. Natural light drifts effortlessly through the property, creating rooms that feel cheerful from morning through to evening. Leading off the hallway is a convenient ground floor WC, one of those practical features that quickly becomes indispensable in everyday life.

The lounge and dining room is a space designed for real life. The bay window adds charm and character, while windows from multiple aspects ensure the room feels open and connected to the outside world. It is easy to picture winter evenings with lamps glowing softly, family celebrations gathered around the dining table or a quiet Sunday afternoon spent doing absolutely nothing at all.

Towards the rear, the extension has created a generously sized L shaped kitchen and dining area that naturally becomes the heart of the home. There is plenty of room for family meals, busy weekday breakfasts and conversations that continue long after the washing up should have been done. The adjoining conservatory provides an extra layer of versatility, flooded with daylight and opening directly onto the garden through French doors. It is the perfect spot for a morning coffee, a good book or simply enjoying the changing seasons from the comfort of indoors.

Upstairs, the accommodation continues to impress. The principal bedroom enjoys a lovely bay window and dual aspect outlook, creating a bright and airy retreat with plenty of room to unwind. The second bedroom is another comfortable double, ideal for family members or guests, while the third bedroom offers flexibility to suit modern living. Whether you need a nursery, home office, dressing room or single bedroom, it adapts with ease. Completing the first floor is a stylish shower room featuring contemporary tiling, inset lighting, a chrome heated towel rail and a modern suite that brings a touch of luxury to everyday routines.

Outside, the garden is a real hidden surprise. Sunny, private and not overlooked, it offers a wonderful sense of escape. A patio provides the perfect setting for summer dining, while the lawn creates space for children to play, pets to roam or keen gardeners to get creative. Good quality fencing surrounds the garden, enhancing both privacy and peace of mind.

The location strikes an ideal balance between convenience and community. Set within a quiet and friendly neighbourhood, the property enjoys easy access to well regarded schools, local shops, parks and transport links. Commuters will appreciate the straightforward connections to Coventry city centre, University Hospital Coventry, the A444 and the M6, making daily journeys refreshingly simple.



GROUND FLOOR

Porch

Hall

Lounge/Dining Room

Kitchen/Breakfast Room

Conservatory

WC

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Shower Room

OUTSIDE

Double Garage

Rear Garage

Rear Garden

Driveway