

Floor Plan



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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, fixtures and appliances shown here are based on the information available at the time of completion of this plan and are not intended to be guaranteed. Made with Hoxpox 1.0.0.0.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		80
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

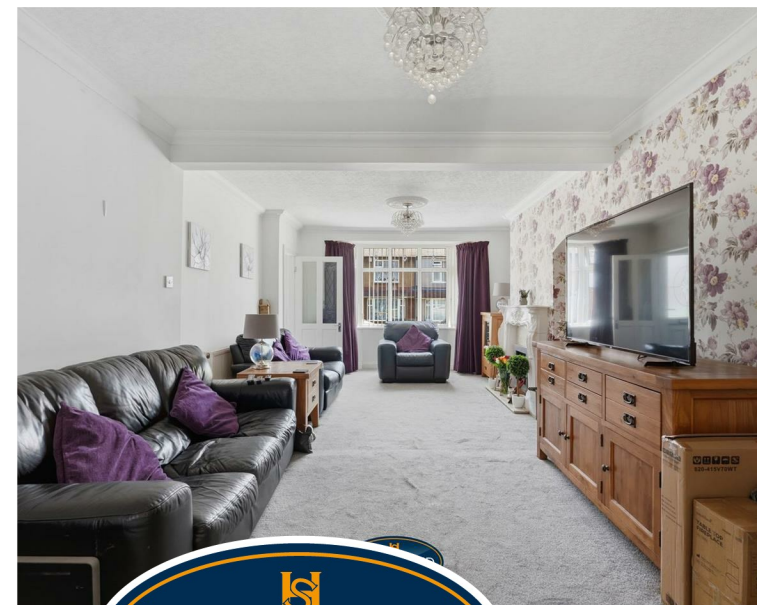
Appliances

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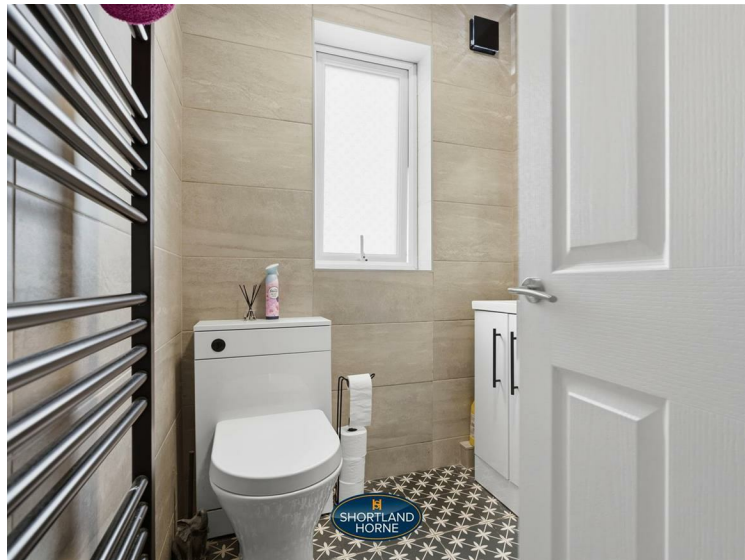
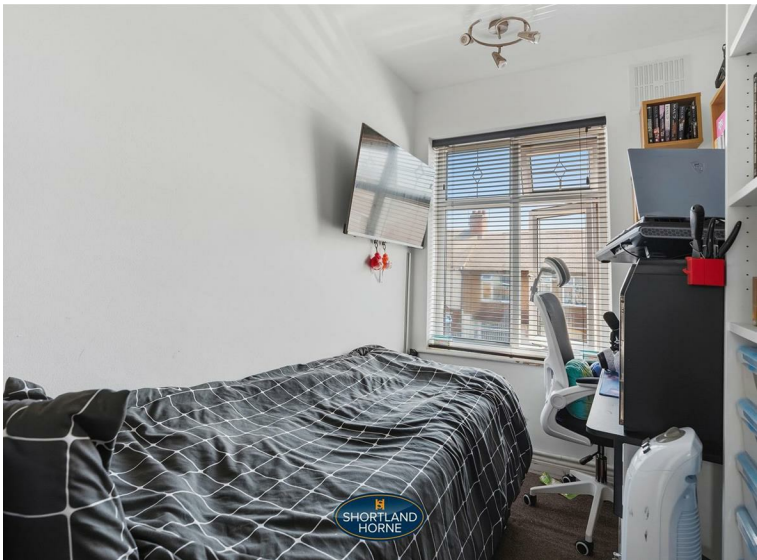
call: 02476 442 288
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visit: shortland-horne.co.uk

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Farren Road
CV2 5EP



£225,000 | Bedrooms 3 Bathrooms 1

Positioned within the ever popular residential area of Wyken, this well presented three bedroom mid terrace home on Farren Road offers an ideal blend of generous living space, modern improvements and a fantastic south facing garden. Perfectly suited to first time buyers, growing families or investors, the property enjoys a convenient location close to a wealth of local amenities while providing a warm and welcoming environment ready for its next owners to enjoy.

Approaching the property, a neatly paved front garden creates an attractive first impression before stepping inside. The entrance hallway provides a practical introduction to the home, leading into a surprisingly spacious lounge where family life naturally unfolds. Soft carpeting and a feature gas fire create a cosy focal point during the cooler months, while the generous proportions provide ample room for comfortable seating, allowing everyone to gather together for relaxed evenings or entertaining friends.

To the rear, the kitchen dining room forms the heart of the home. Finished in neutral tones with traditional oak cabinetry, tiled flooring and a complementary tiled splashback, this welcoming space offers ample room for both cooking and dining. The generous layout comfortably accommodates a family dining table, creating the perfect setting for everything from busy weekday breakfasts to relaxed evening meals and entertaining guests. Patio doors flood the room with natural light and create a seamless connection to the garden, effortlessly extending the living space during the warmer months.

Upstairs, the recently refreshed landing, painted in December 2025, leads to three well proportioned bedrooms. The principal bedroom comfortably accommodates a king sized bed alongside wardrobes and additional furniture, creating a peaceful retreat at the end of the day. The second bedroom offers further generous accommodation, making it ideal for family members or guests. The third bedroom provides excellent flexibility and could equally serve as a child's bedroom, nursery, dressing room or home office, adapting effortlessly to changing lifestyles.

Completing the first floor is the beautifully renovated family bathroom, fully refurbished in January 2024. Designed with contemporary grey tones, striking black fittings and stylish artisan flooring, the space offers a modern and elegant finish. A walk in shower enclosure complements the clean white suite, creating a calming environment where the stresses of the day can simply melt away.

One of the standout features of this home is undoubtedly the impressive south facing rear garden. Wonderfully private and enjoying sunshine throughout much of the day, it has been thoughtfully designed for low maintenance living with a combination of paving and artificial lawn. The generous length offers plenty of room for children to play, summer barbecues with family and friends or simply relaxing outdoors with a morning coffee or evening glass of wine while enjoying the peaceful surroundings.

The location is equally appealing. Wyken remains one of Coventry's most established and sought after residential areas, offering an excellent selection of local shops, supermarkets, cafés and everyday amenities within easy reach. Families benefit from a choice of well regarded schools nearby, including Wyken Croft Primary School, Caludon Castle School and Cardinal Wiseman Catholic School. University Hospital Coventry and Warwickshire is just a short drive away, making the property particularly attractive for healthcare professionals. Excellent transport connections via the A46, M6 and M69 provide convenient access to Coventry city centre, neighbouring towns and the wider Midlands, making commuting straightforward.

Offering generous living accommodation, a beautifully updated bathroom, a sun filled south facing garden and an excellent location, this move in ready home presents a fantastic opportunity for buyers seeking comfort, convenience and a property they can enjoy from the very first day.



GROUND FLOOR

Hall

Lounge

Kitchen/dining room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

22'2 x 12'8

14'9 x 10'8

11'10 x 9'5

10'4 x 10'0

Bedroom 3

Bathroom

OUTSIDE

Front garden

Rear Garden

8'10 x 6'0