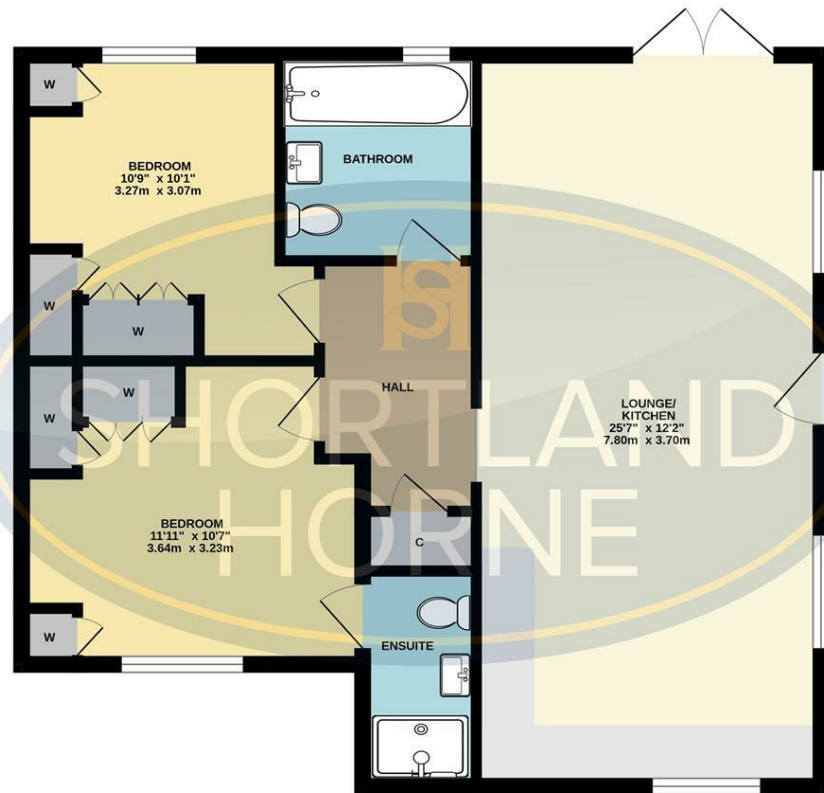


## Floor Plan

GROUND FLOOR



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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.

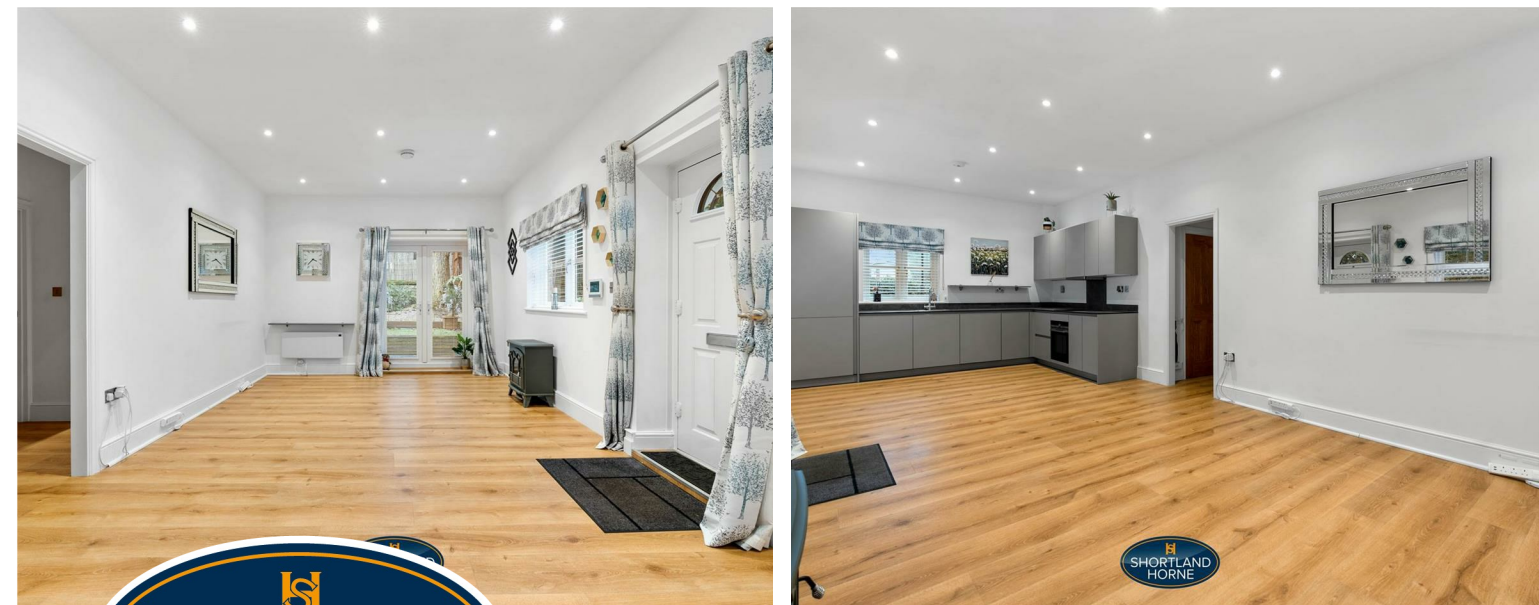
### Appliances

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.



**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

follow us  



follow us  

**9 North Avenue**  
**CV2 4DH**



# £285,000 Offers Over

## Bedrooms 2 Bathrooms 2

**INVESTMENT BUYERS ONLY!!!** The property is being sold with tenants in situ, and producing £1,400 per calendar month in rental income, making it an attractive option for investors seeking an established, income-generating asset from day one.

Built in 2020, this home remains under a full 10-year new build warranty and is the only property in Elm Bank with:

- \* Private EV charger – an exclusive feature in the development
- \* Direct access to a private garden – a serene oasis with large trees in the distance
- \* 8m x 4m loft storage – unmatched in the complex
- \* Smart lighting throughout – for effortless ambience
- \* Two allocated parking spaces – a rare convenience

As you enter, you're greeted by a bright, airy space, where crisp white walls reflect the natural light pouring in, creating an elegant yet calming atmosphere. The spacious lounge/kitchen, the heart of the home, invites you to relax and unwind. French doors swing open, leading seamlessly to your private garden—a true hidden oasis where the only soundtrack is birdsong and the rustling of trees in the distance.

You'll love the sleek, fully fitted SieMatic kitchen, where high-end appliances and contemporary finishes make every meal feel effortless. Whether you're preparing a quiet breakfast or entertaining guests, this kitchen is both functional and beautiful.

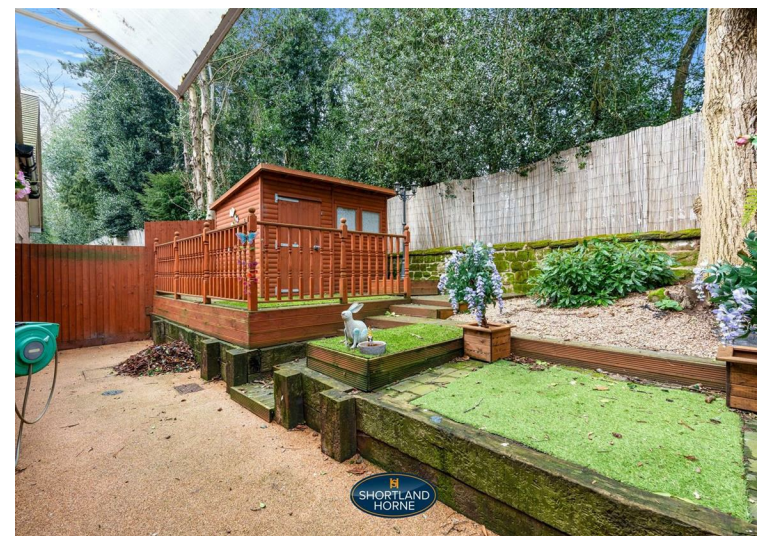
The inner hall, where you'll find two beautifully appointed bedrooms, each offering soft, plush carpets underfoot and fitted wardrobes providing ample storage. These spaces have been designed to be tranquil retreats, perfect for a restful night's sleep. The master bedroom boasts the added luxury of an en-suite bathroom, providing a personal retreat for relaxation.

Step into the luxurious Porcelanosa bathroom and en-suite, both fully tiled and finished to perfection. Imagine sinking into a relaxing bath or stepping into a refreshing rainfall shower—this is your private sanctuary.

Step outside to a beautifully upgraded garden, featuring:

- \* Resin-surfaced pathways – sleek, durable, and stylish
- \* A newly decked area – perfect for summer evenings with a glass of wine
- \* A spacious 10x8 shed – ideal for storage or even a cosy garden retreat
- \* A full-height fence – ensuring complete privacy and peace

Just 1.2 miles from Coventry city centre, this home offers the perfect balance of seclusion and connectivity. Whether you're commuting via Coventry railway station or hopping onto the nearby motorway networks, you're always well-connected.



### INTERNAL

Kitchen/Lounge	25'7 x 12'2
Inner Hall	
Bedroom 1	11'11 x 10'7
En-Suite	
Bedroom 2	10'9 x 10'1
Bathroom	

### OUTSIDE

- Rear Garden
- 2x Allocated Parking Spaces