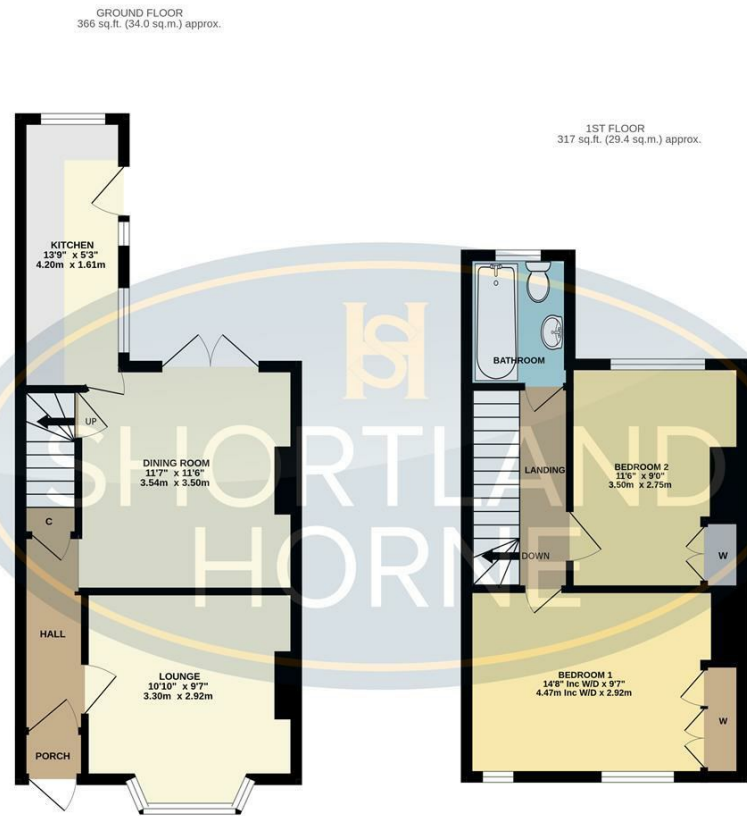


## Floor Plan



**TOTAL FLOOR AREA:** 683 sq.ft. (63.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metreage 10/20.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

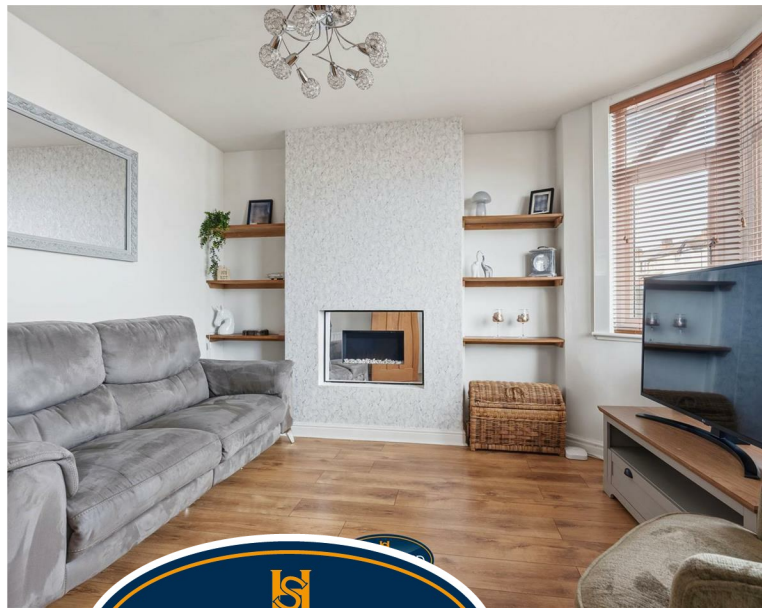
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

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

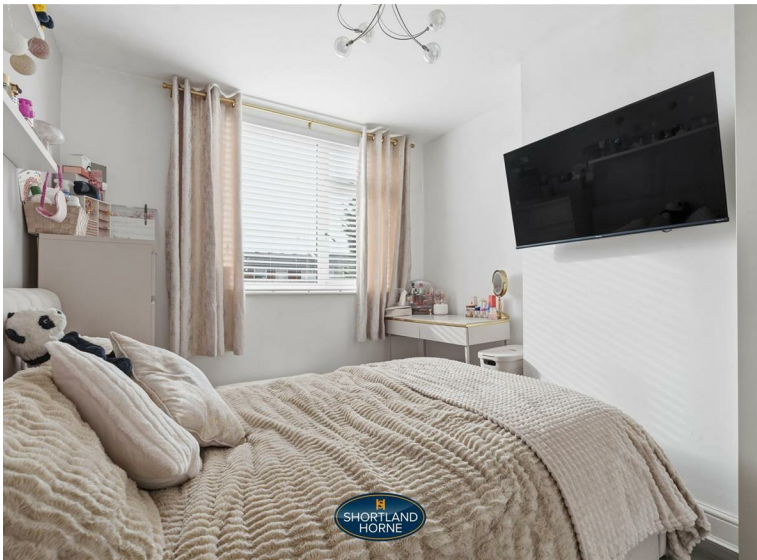
**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

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**Alder Road**  
CV6 7DN



**£190,000 Offers Over**

**Bedrooms 2  
Bathrooms 1**

Offer with no onward chain, this traditional two bedroom mid terrace has a modern and minimalistic interior, which is perfect to move straight into. You can literally turn the key, pop the kettle on, or even better... pop a cork. A beautiful home that radiates warmth from the moment you step inside, effortlessly balancing character with a modern, light-filled interior.

Step through the porch, shed your coat and shoes, and take a breath. The house has been freshly decorated throughout, with a neutral palette that lets the natural light dance across the rooms. From the very first glance, you'll notice how easy it is to move in and start enjoying life here.

The living room at the front of the house is a welcoming retreat. Imagine curling up on a comfy sofa, the soft glow of a lamp spilling across a favourite book or the latest Netflix obsession. It's intimate yet spacious enough to host a quiet evening or a casual catch-up with friends.

Next, the dining room opens up, bathed in sunlight streaming through French doors that perfectly frame the south-facing garden. This space naturally draws people together, flowing seamlessly into the kitchen where crisp white cabinets and generous work surfaces make cooking effortless. The built-in oven, hob, fridge and freezer are ready for everything from weekday breakfasts to weekend feasts, making entertaining a joy rather than a chore.

Step outside and the garden feels like a private sun trap. The slabbed patio is ideal for alfresco dining or a leisurely cup of coffee, while the lawn beyond offers space for children to play, pets to explore, or gardening projects to bloom. Modern fencing borders the garden, creating both privacy and style, and the sunny aspect ensures the space is enjoyed throughout the day.

Upstairs, both bedrooms are comfortable doubles and each comes with built-in wardrobes, providing plenty of storage while keeping the rooms feeling bright and uncluttered. The main bedroom is airy and spacious, easily accommodating a king-size bed, while the second bedroom enjoys views over the garden, perfect for a guest room, office, or creative hideaway. The bathroom is a serene spot, ideal for long, restorative soaks after a busy day.

Practicalities have been looked after too, with updates to the guttering providing reassurance, and there is scope to extend the property in the future, allowing the home to grow with you. Off-road parking adds everyday convenience, completing the picture of a truly versatile and welcoming home.

Beyond the doorstep, Alder Road offers the best of both worlds, a quiet residential feel paired with easy access to everything Coventry has to offer. Nearby parks provide open spaces for walks and play, and highly regarded primary and secondary schools are close at hand. Shopping is convenient with the Arena and Gallagher Retail Parks within reach, while excellent road links via the A444 and M6 make commuting straightforward.

This home isn't just a property, it's a place to pause, to unwind, and to enjoy life at its own gentle pace. Bright, beautifully presented, and effortlessly inviting, it's ready for its next chapter, where comfort, style and lifestyle blend seamlessly.



<b>GROUND FLOOR</b>		Bedroom 1	14'8 x 9'7 inc wardrobe
Porch		Bedroom 2	11'6 x 9'
Hall		Bathroom	
Lounge	10'10 x 9'7	<b>OUTSIDE</b>	
Dining Room	11'7 x 11'6	Rear Garden	
Kitchen	13'9 x 5'3	Driveway	
<b>FIRST FLOOR</b>			
Landing			