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Solent Drive
Walsgrave CV2 2RG



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Situated in the highly sought-after area of Walsgrave, this attractive detached family home offers generous living accommodation, well-proportioned bedrooms and excellent potential for modernisation, making it an ideal purchase for growing families looking to create their forever home.

The property welcomes you via an entrance hallway leading into a bright and spacious living room that stretches the full depth of the house. This impressive reception room offers an abundance of natural light and provides ample space for both comfortable seating and formal dining, making it the perfect setting for everyday family life as well as entertaining guests.

The kitchen is positioned to the rear of the property, offering a practical layout with plenty of worktop and storage space while enjoying direct access to the rear garden. Adjacent to the kitchen is a convenient downstairs WC, adding further practicality for busy family living. Integral access to the garage provides additional storage and offers exciting possibilities for conversion into further living accommodation, a home office or playroom, subject to the necessary permissions.

Occupying a fantastic position within one of Coventry's most popular residential areas, this home enjoys easy access to University Hospital Coventry & Warwickshire, highly regarded local schools, supermarkets, parks and a wide range of everyday amenities. Excellent transport links, including the M6, M69, A46 and A45, are all within easy reach, making commuting across the Midlands simple and convenient.

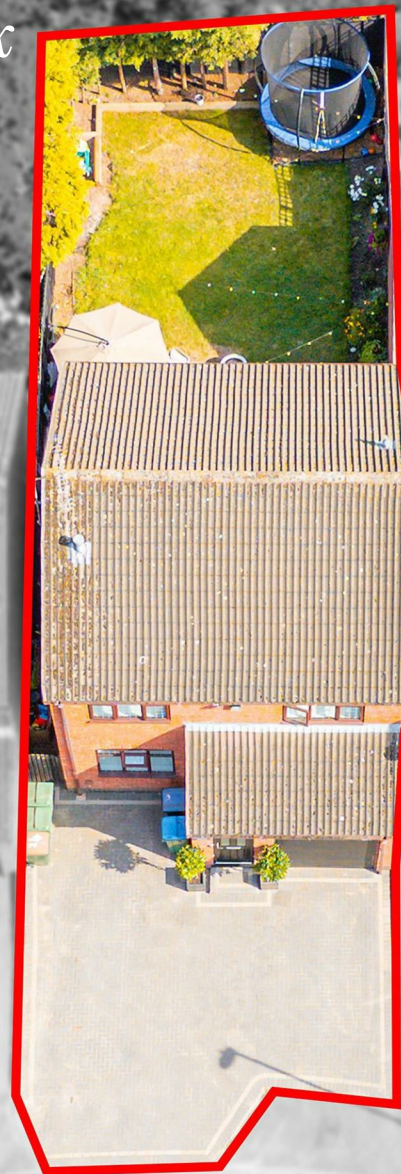
Offering spacious accommodation, four genuine bedrooms, a garage, driveway and excellent scope to personalise and add value, this superb detached property presents a fantastic opportunity for families seeking a home in a highly desirable location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

Situated within the ever-popular residential area of Walsgrave, Solent Drive offers a superb location that perfectly combines convenience, excellent transport links and a wealth of local amenities. This well-established neighbourhood is highly sought after by families, first-time buyers and professionals alike, thanks to its close proximity to University Hospital Coventry & Warwickshire and excellent commuter connections.

Families are particularly well catered for, with a number of highly regarded primary and secondary schools nearby, including Walsgrave Church of England Academy, Stoke Park School and Grace Academy. The area also benefits from a range of nurseries and childcare facilities, making it an ideal location for growing families.

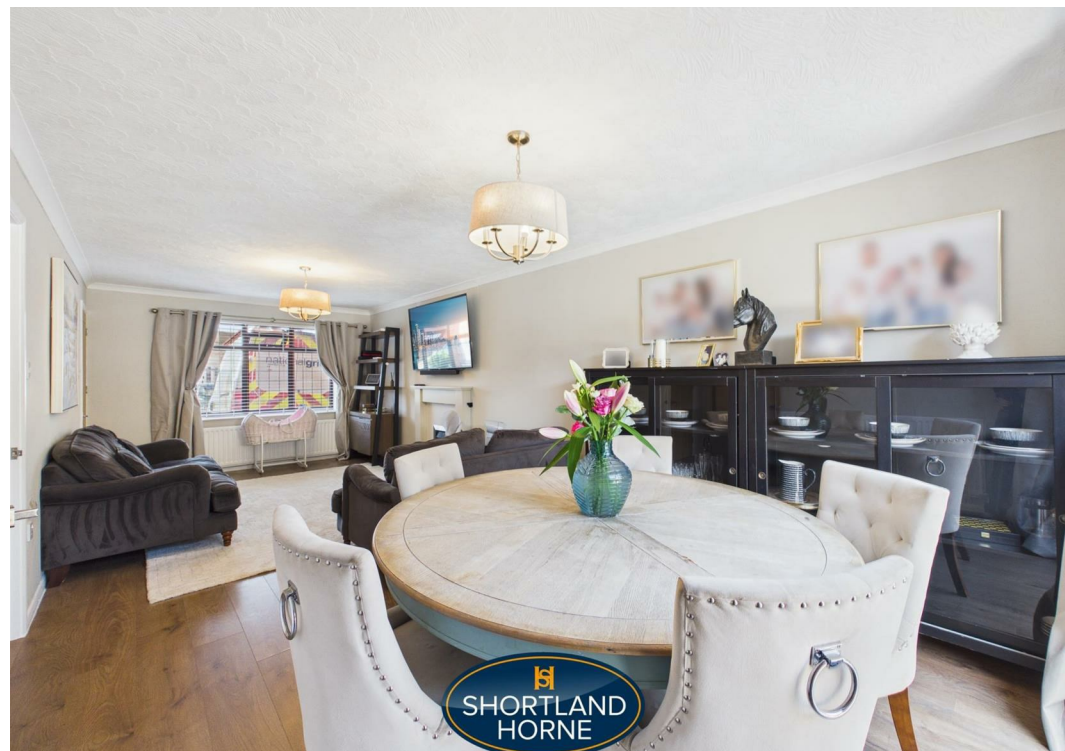
Everyday shopping needs are well served with a selection of supermarkets,

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selling quality
property since 1995





Custom text box





Dimensions

GROUND FLOOR

Entrance Hallway

2.92m x 1.27m

Living Room

7.42m x 3.28m

Kitchen

2.67m x 3.56m

W/C

0.91m x 2.29m

FIRST FLOOR

Bedroom

3.68m x 3.28m

Bedroom

3.68m x 2.77m

Bedroom

3.12m x 2.41m

Bedroom

2.72m x 2.59m

Bathroom

2.67m x 1.88m

Floor Plan



Total area: 994.00 sq ft

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.

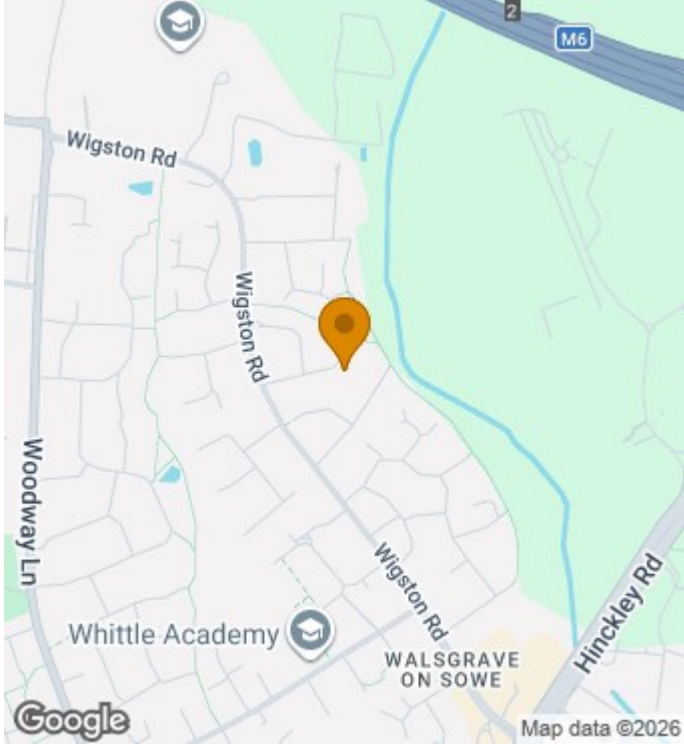
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal 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.

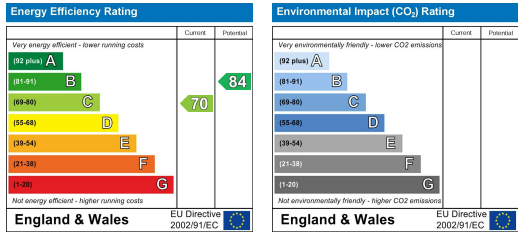
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending 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.

Location Map



EPC



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