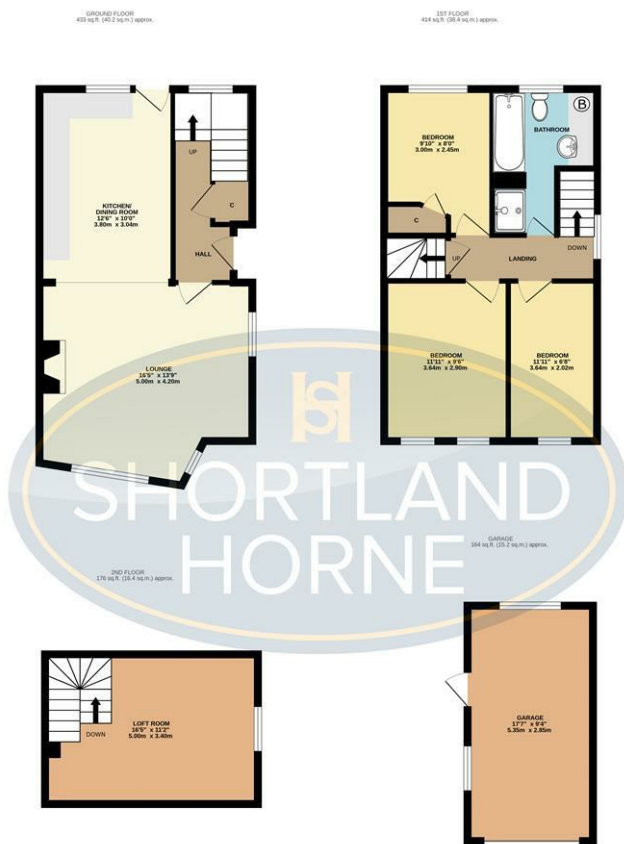


Floor Plan



TOTAL FLOOR AREA: 1187 sq.ft. (110.2 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(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.

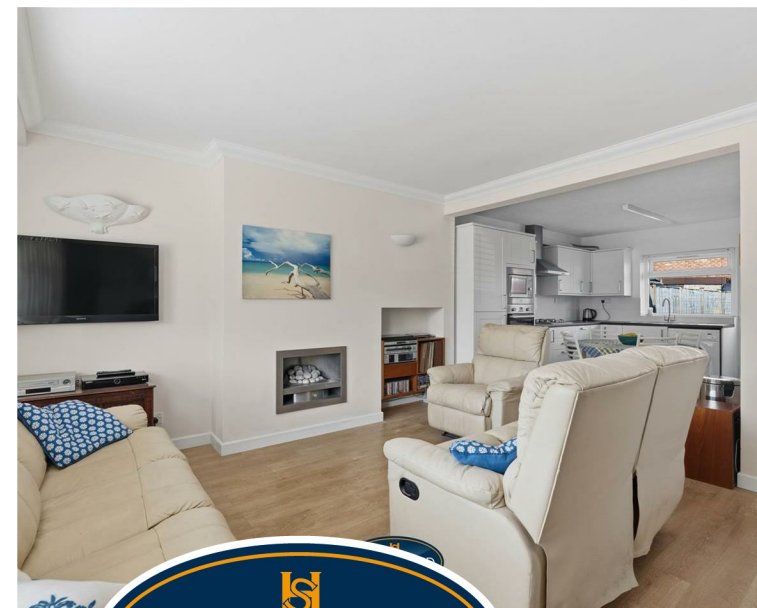
Appliances

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

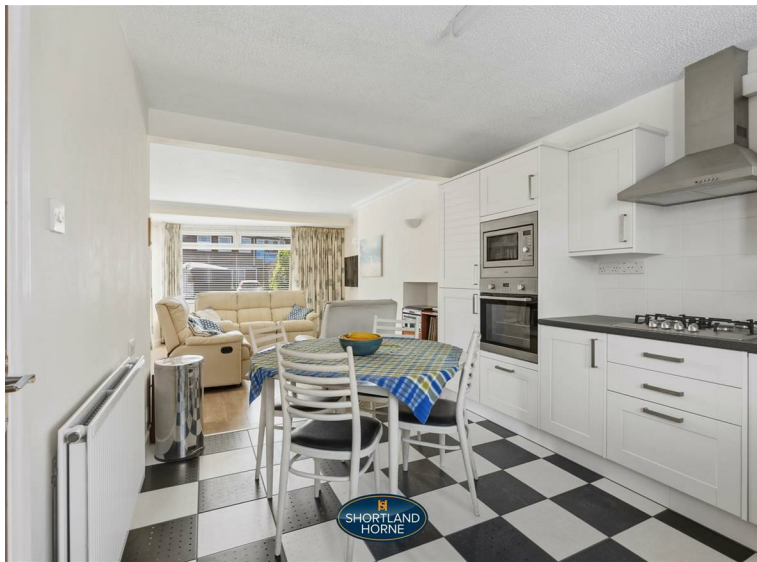
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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SHORTLAND HORNE

follow us  

Crathie Close
CV2 3BN



£270,000

**Bedrooms 3
Bathrooms 1**

There's a certain kind of ease that comes with a home like this. Tucked quietly into Crathie Close, where the road slows to a gentle stop and the outside world feels just far enough away, this is a place that balances calm living with everyday convenience rather effortlessly. And with no chain to worry about, the door isn't just open, it's practically inviting you in already.

Step inside and you're met with a home that feels instantly liveable. Light moves freely through the space, catching the soft tones of the neutral décor and giving every room a fresh, airy feel from morning through to evening. The layout is practical in all the right ways, designed for real life rather than just show. The lounge stretches across the full width of the property, creating a generous space to relax, entertain, or simply switch off at the end of the day. Twin windows frame the room with natural light, while the laminate flooring keeps everything clean, modern, and easy to maintain. There's even a contemporary gas fire in place, ready to set the mood should you ever fancy it. Please note the current fire needs replacing.

Flowing seamlessly through, the kitchen and dining area becomes the heart of the home. It's open, sociable, and quietly stylish, with shaker style units that never go out of fashion and integrated appliances that keep everything tucked neatly away. Whether it's a quick breakfast before heading out or a long evening catching up over dinner, this is a space that adapts to your rhythm. A door leads directly out to the garden, making indoor outdoor living feel completely natural.

Upstairs, the sense of space continues. The main bedroom offers a calm and comfortable retreat, complete with a built in wardrobe and dual windows that keep it feeling bright and open. The second bedroom is a great size single room, perfect for guests or growing families, while the third bedroom makes clever use of its footprint with additional built in storage. The family bathroom is fresh and functional, with tiled walls, a white suite, and a separate shower cubicle that makes busy mornings run that bit smoother. A useful cupboard over the stairs adds even more storage, neatly housing the boiler out of sight.

Then there's the loft space, accessed via a solid handmade wooden staircase. Fully boarded, with electrics and a window, it offers a versatile bonus room that can easily adapt to your needs. Whether it becomes a home office, hobby space, or somewhere to escape for a bit of peace and quiet, it's ready to be used from day one.

Outside, the garden is a real sun trap. A stretch of lawn, a defined pathway, and quality fencing create a space that feels both private and welcoming. It's ideal for everything from quiet mornings with a coffee to summer afternoons that turn into long evenings. The garage adds another layer of practicality, particularly for those who enjoy a bit of hands on work, complete with electrics, a block and tackle, and even an inspection pit.

The newly laid driveway to the front provides generous off road parking for multiple vehicles, alongside additional on street parking with a residents permit. And when it comes to location, it quietly delivers again. The University Hospital is just a short walk away, making it ideal for healthcare professionals, while excellent road links including the M6 Junction 2 keep commuting simple. Families are well catered for too, with Wyken Croft School, Seva School, and Caludon Castle School all close by, along with local shops, parks, and everyday amenities that make life that bit easier.

This is a home that doesn't try too hard, because it doesn't need to. It offers space, flexibility, and a lifestyle that just works. All that's missing now is someone to walk in, drop the keys on the side, and decide they're not leaving.



GROUND FLOOR

Hall
Lounge 16'5 x 13'9
Kitchen/Dining Room 12'6 x 10'

FIRST FLOOR

Landing
Bedroom 1 11'11 x 9'6
Bedroom 2 9'10 x 8'

Bedroom 3 11'11 x 6'8

Bathroom
SECOND FLOOR

Loft Space
OUTSIDE
Garage 17'7 x 9'4
Rear Garden
Driveway