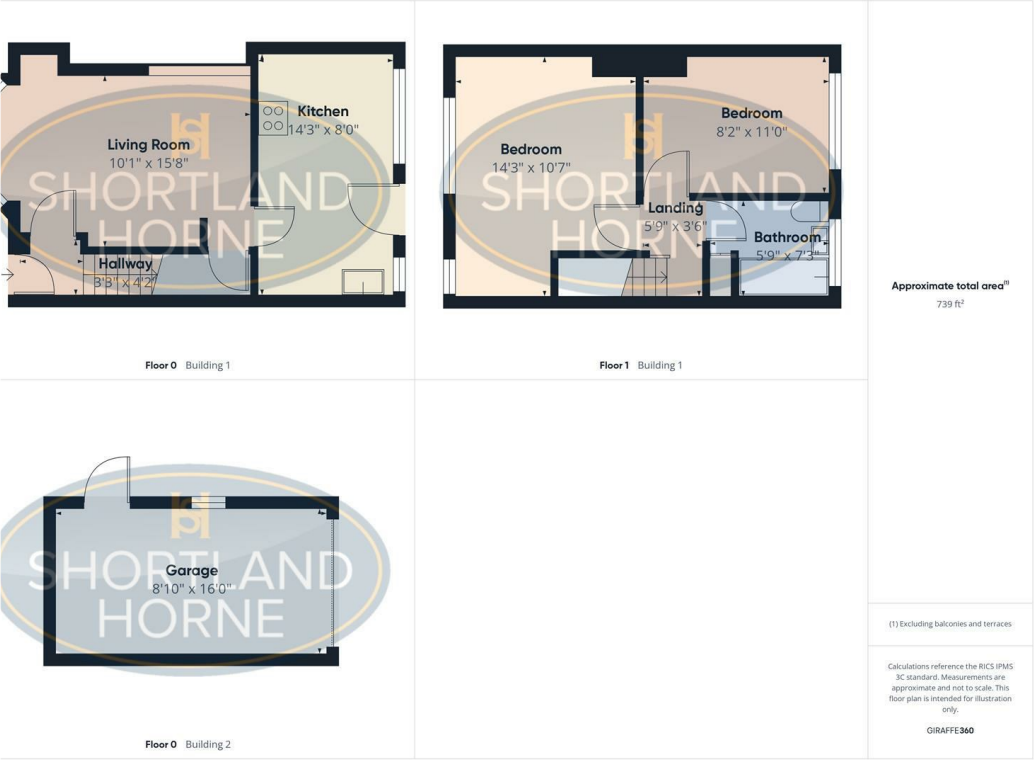
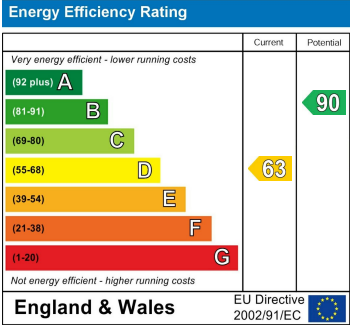


Floor Plan



EPC



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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Elgar Road
Courthouse Green CV6 7JG



£185,000

Bedrooms 2
Bathrooms 1

Positioned on the well established Elgar Road in the popular Court House Green area of Coventry, this charming two bedroom end terrace home offers bright and welcoming accommodation, perfectly suited to first time buyers, young families or those searching for a property that combines practicality with comfort. With its enclosed garden, spacious garage and naturally light filled rooms, this is a home that feels inviting from the very first moment you arrive.

Approaching the property, the gated front garden creates a pleasant sense of privacy, with low maintenance astroturf adding a neat and attractive finish. As an end terrace, the home benefits from additional natural light throughout. Stepping inside through the compact entrance hallway, you are welcomed into an interior that feels both warm and functional, with neutral décor providing a versatile backdrop ready for personal touches.

The lounge is a particularly appealing space, bright and airy with laminate flooring underfoot and plenty of room for comfortable seating and everyday living. Sunlight filters through the windows, creating a calm and relaxed atmosphere that makes the room feel instantly homely. Whether enjoying quiet evenings in or entertaining visiting friends and family, the space adapts easily to modern life.

To the rear of the property, the kitchen combines practicality with character. The green kitchen units bring a touch of personality, beautifully complemented by white marble effect worktops and crisp white tiled splashbacks that brighten the room further. Fitted with an electric oven and hob, the kitchen also provides space for a washer dryer, slimline dishwasher and fridge freezer, ensuring the layout works well for busy day to day living. There is a pleasant connection to the garden beyond, adding to the overall sense of light and openness.

Upstairs, the property continues to impress with two thoughtfully proportioned bedrooms. The principal bedroom is a wonderfully spacious and tranquil retreat, offering ample room for a king size bed, wardrobes and additional furniture without feeling overcrowded. Two windows allow natural light to pour into the room throughout the day, while the neutral tones create a restful environment that feels calm and relaxing. The second bedroom is a versatile space that could comfortably accommodate a small double bed, while also lending itself perfectly as a nursery, dressing room or home office for those working remotely. Completing the first floor is the family bathroom, fitted with a clean three-piece white suite with shower over the bath.

Outside, the enclosed rear garden provides a lovely extension of the living space. Mainly laid to lawn with areas of paving and decking, it offers the perfect setting for summer barbecues, outdoor dining or simply enjoying a quiet morning coffee in the fresh air. The garden feels private and secure, making it ideal for children, pets or keen gardeners looking to add their own creative touches over time.

Adding further practicality is the generous garage, complete with an up and over door and valuable additional storage space, ideal for tools, bicycles or hobbies.

Court House Green remains a consistently popular area of Coventry thanks to its convenient location and strong community feel. Elgar Road is well placed for a range of local shops, supermarkets and everyday amenities, while families benefit from access to nearby schools and green spaces. Excellent transport links provide straightforward access to the M6, A444 and Coventry city centre, making commuting simple and convenient.

Combining light filled interiors, versatile living space and a pleasant outdoor setting, this attractive end terrace home offers comfort, potential and convenience in equal measure.



GROUND FLOOR		Bedroom 2	8'2 x 11'0
Hallway		Bathroom	
Living room	10'1 x 15'8	OUTSIDE	
Kitchen	14'3 x 8'0	Front garden	
FIRST FLOOR		Rear garden	
Landing		Garage	8'10 x 16'0
Bedroom 1	14'3 x 10'7		