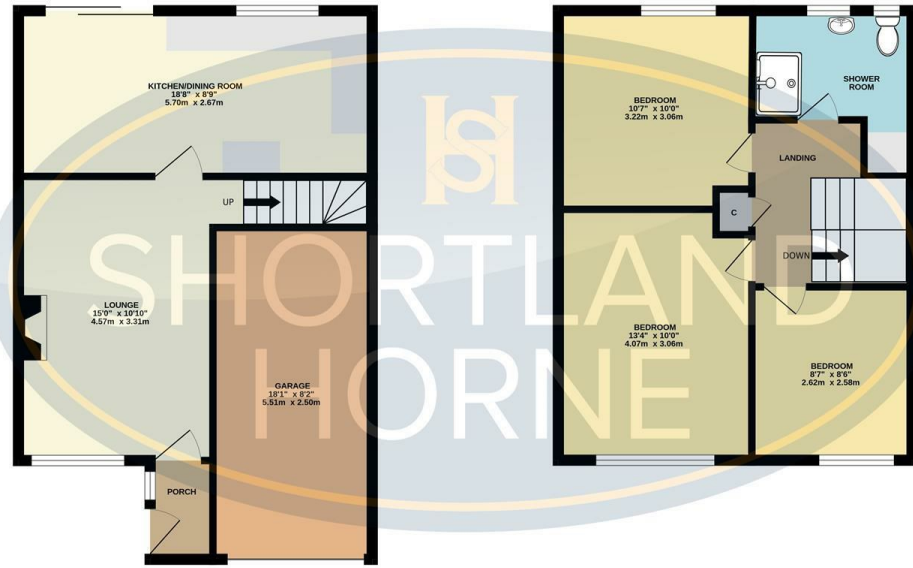


Floor Plan

GROUND FLOOR
501 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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 | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.



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

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Linwood Drive
CV2 2LZ



£260,000 | Bedrooms 3 Bathrooms 1

Set along the well established Linwood Drive, this charming three bedroom terraced home offers a wonderful opportunity to enjoy life in one of Coventry's most convenient residential locations. Having been cared for over the years and enhanced with selected recent updates, the property provides comfortable accommodation that feels warm, welcoming and easy to call home. From family breakfasts in the kitchen diner to quiet evenings in the lounge, this is a house designed for everyday living, offering just the right balance of practicality, character and comfort.

Arriving at the property, you are greeted by a generous driveway providing parking for two vehicles, making busy mornings and family life effortlessly convenient. Step inside through the bright and welcoming porch where there is ample space for coats, shoes and everyday essentials, creating a practical introduction to the home.

Beyond, the lounge offers a cosy yet spacious retreat from the outside world. Soft carpeting underfoot and a charming gas fireplace create an inviting focal point, perfect for relaxing evenings with family, enjoying a favourite book, or gathering with friends on cooler nights. Natural light filters through the room, enhancing the warm and welcoming atmosphere.

The heart of the home lies within the impressive kitchen diner. Recently refreshed with stylish white high gloss cupboard fronts, the space feels contemporary, bright and wonderfully functional. The sleek tiled splashback complements the modern cabinetry while the attractive parquet flooring adds warmth and character beneath your feet. There is ample room for dining, making this a sociable space where family meals, homework sessions and weekend entertaining can all unfold with ease. Large sliding patio doors draw the eye towards the garden and flood the room with natural light, creating a seamless connection between indoor and outdoor living.

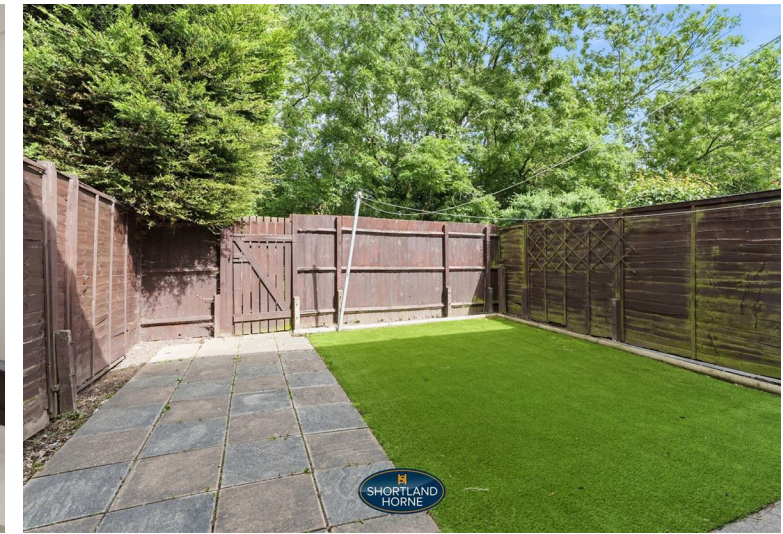
Adding further practicality to the home, the garage provides a valuable storage solution for everything from bicycles and gardening equipment to outdoor furniture and hobby essentials, ensuring there is plenty of space for the items that support everyday family life.

Ascending the carpeted staircase, the first floor continues the home's warm and welcoming feel. The landing provides access to three well proportioned bedrooms and the family bathroom. The principal bedroom offers comfortable space for a double bed, wardrobes and additional furniture, creating a relaxing retreat at the end of the day. The second bedroom is another good sized double, ideal for family members or overnight guests, while the third bedroom provides flexibility as a child's bedroom, nursery, study or hobby room. Each room feels bright, comfortable and ready to adapt to the needs of its next owner.

Completing the accommodation is the recently fitted family bathroom. Finished in a clean and modern style, it features a contemporary white suite, attractive tiling and a spacious walk in shower, creating a fresh and relaxing environment for the morning routine or evening wind down.

Outside, the enclosed rear garden has been thoughtfully designed for low maintenance living. A combination of paving and artificial lawn provides an attractive outdoor space that can be enjoyed throughout the seasons without the burden of extensive upkeep. It is the perfect setting for summer barbecues, outdoor dining, children's play or simply enjoying a quiet morning coffee in the sunshine.

The location is another standout feature. Walsgrave on Sowe remains one of Coventry's most sought after residential areas thanks to its excellent amenities, reputable schools and outstanding transport connections. Coventry University Hospital is nearby, while local shops, supermarkets, parks and everyday conveniences are all within easy reach. The A46, M6, M69 and M1 are readily accessible, making commuting across the Midlands straightforward, while Coventry city centre and Coventry Railway Station are just a short journey away.



GROUND FLOOR

Porch

Lounge

Kitchen/dining room

Garage

FIRST FLOOR

Bedroom 1

15'0 x 10'10

18'8 x 8'9

18'1 x 8'2

13'4 x 10'0

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Driveway

Rear garden

10'7 x 10'0

8'7 x 8'6