

Floor Plan



Floor 0



Floor 1

Approximate total area¹⁾
696 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS SPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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Homestead
CV2 1UP



£235,000

**Bedrooms 3
Bathrooms 1**

Peacefully tucked away in the very popular Spirit Quarters development, this beautifully presented three bedroom end terrace home offers a wonderful balance of comfort, light and modern living. Set back with driveway parking for two vehicles, the home immediately feels inviting, offering a sense of space and calm from the moment you arrive.

Stepping through the front door, you are welcomed into a bright entrance hallway where there is ample room for coats, shoes and the everyday essentials of busy life. It is a practical and well considered introduction to the home, creating a natural place to pause before moving into the main living spaces. Just off the hallway sits a bright and convenient ground floor cloakroom, perfectly placed for guests and everyday use.

The heart of the home reveals itself in the generous kitchen diner, a light filled space designed for both cooking and gathering. Sunlight spills across the worktops, reflecting gently off the tiled splashback and creating an uplifting atmosphere that makes this room feel vibrant throughout the day. There is plenty of space for a dining table, making it easy to imagine relaxed family breakfasts, weekend baking sessions or evenings spent sharing food and conversation with friends. The layout offers both practicality and openness, allowing the kitchen to feel sociable while remaining functional for daily life.

To the rear of the home, the lounge provides a calming retreat away from the bustle of the kitchen. Soft natural light pours through the french doors which frame views of the garden beyond, creating a tranquil setting that changes beautifully with the seasons. This is a room that invites you to slow down, whether curled up with a book on a quiet afternoon or enjoying a cosy evening with family. In warmer months the doors can be opened to blur the boundary between inside and out, allowing fresh air and birdsong to drift inside.

Upstairs, carpeted stairs lead to a bright and airy landing that connects the three well proportioned bedrooms. The principal bedroom offers a generous double space where natural light flows easily through the room, creating a peaceful place to wake each morning. There is ample room for wardrobes and additional furniture, allowing the space to feel both practical and relaxing.

The second bedroom is another comfortable double, equally suited to family members or visiting guests. With space for wardrobes and storage, it offers flexibility and comfort while maintaining the bright and welcoming feel found throughout the home. The third bedroom is a charming single room that could easily adapt to a variety of needs. Whether used as a nursery, a child's bedroom or a quiet home office, it provides a versatile space that grows with changing lifestyles.

Completing the first floor is the family bathroom, finished with a crisp white three piece suite and a shower over the bath. It is a fresh and functional space, ideal for both quick morning routines and relaxing evening baths.

Outside, the enclosed rear garden provides a peaceful outdoor escape. Laid mainly to lawn, it offers a wonderful blank canvas for families, gardeners or anyone who simply enjoys spending time outdoors. There is space for children to play, for summer barbecues with friends or for quiet moments enjoying the open sky.

Residents benefit from easy access to Coventry city centre, while nearby road links including the A444 and M6 provide excellent connections to Birmingham, Nuneaton and beyond. Everyday amenities are close at hand with local shops, supermarkets and leisure facilities all within easy reach. Families are also well served by a selection of nearby schools.

Combining modern comfort with a peaceful setting, this lovely home offers an ideal opportunity for first time buyers and young families.



GROUND FLOOR

Hallway

w/c

Kitchen

11'4 x 13'6

Lounge

14'7 x 11'4

FIRST FLOOR

Bedroom 1

14'8 x 9'5

Bedroom 2

8'0 x 9'10

Bedroom 3

6'4 x 6'9

Family bathroom

OUTSIDE

Driveway

Rear garden