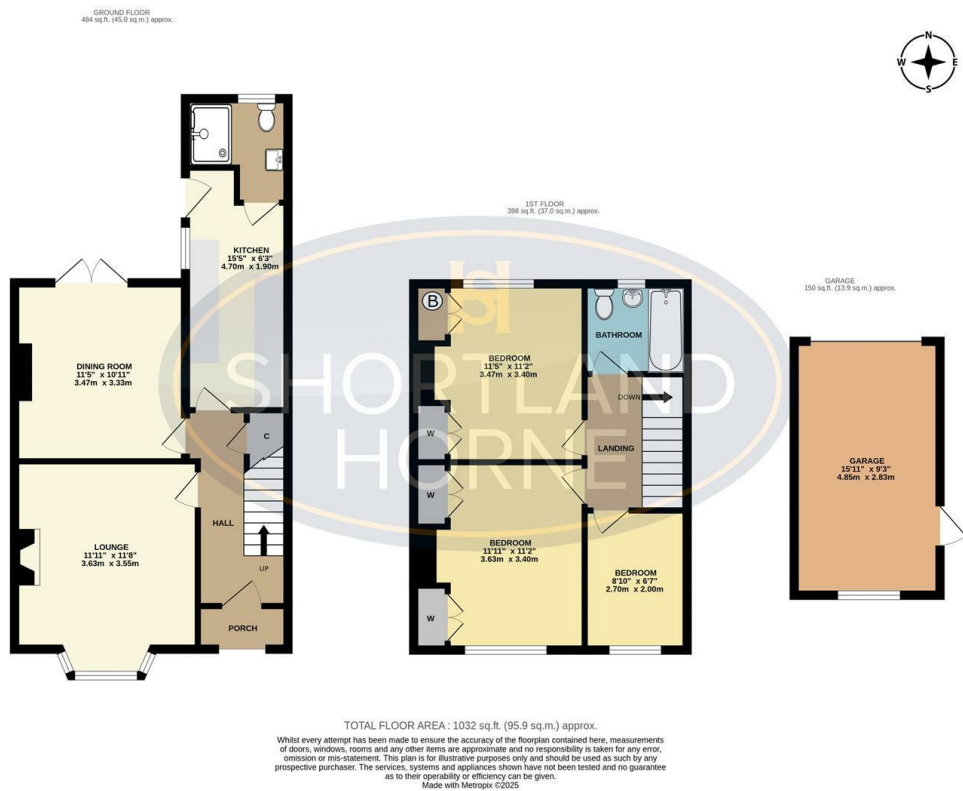
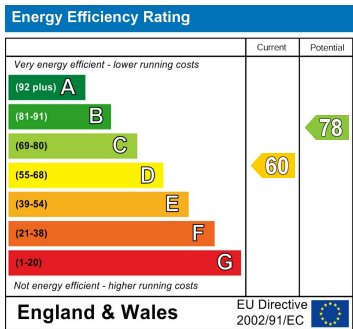


Floor Plan



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.



**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

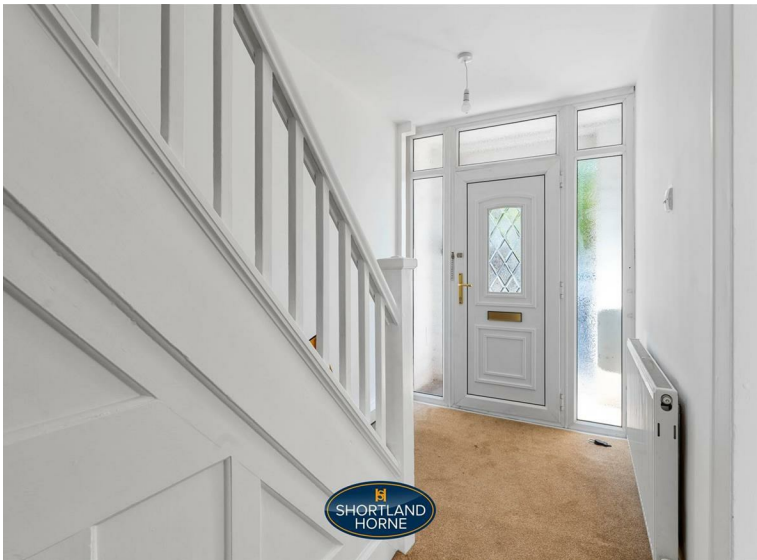
follow us  



follow us  

**Shakespeare Street**  
**Stoke CV2 4JZ**





## £240,000 | Bedrooms 3 Bathrooms 2

Located in popular Shakespeare Street, Stoke, Coventry, this well presented three-bedroom mid-terrace house offers a perfect blend of comfort and convenience for families and is available with NO CHAIN. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure.

The house features a convenient downstairs shower room, alongside an additional bathroom upstairs, ensuring that family life runs smoothly. Off-road parking for two vehicles is available at the front plus a single garage to the rear, adding to the practicality of this lovely home.

The pleasant rear garden is an ideal spot for outdoor activities, gardening, or simply enjoying the fresh air. This property is situated close to Stoke Park School, making it an excellent choice for families with children. Additionally, the proximity to the University Hospital Coventry and Warwickshire (UHCW) adds to the appeal for those working in the healthcare sector.

This mid-terrace house is not just a home; it is a wonderful opportunity to settle in a friendly community, with all the amenities and schools within easy reach. Whether you are looking to move in or rent out, this property is sure to meet your needs and provide a warm and welcoming environment for years to come.

**GOOD TO KNOW:**  
Tenure: Freehold  
Vendors Position: No Chain  
Parking Arrangements: Off road for 2 cars and garage  
Garden Direction: North  
Council Tax Band: B  
EPC Rating: TBC  
Total Area: Approx. 1032 sq.ft



GROUND FLOOR			FIRST FLOOR	
Porch			Landing	
Hall			Bedroom 1	11'10" x 11'1"
Lounge	11'10" x 11'7"		Bedroom 2	11'4" x 11'1"
Dining Room	11'4" x 10'11"		Bedroom 3	8'10" x 6'6"
Kitchen	15'5" x 6'2"		Bathroom	
Shower Room			OUTSIDE	
			Garage	15'10" x 9'3"