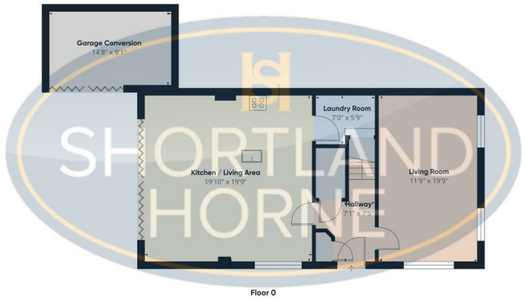
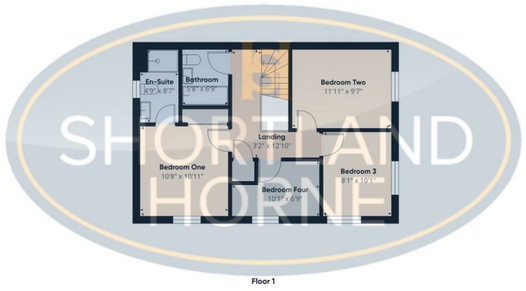
Floor Plan



Floor 0



Floor 1

Approximate total area(1)
1464 ft²

Reduced headroom
2 ft²

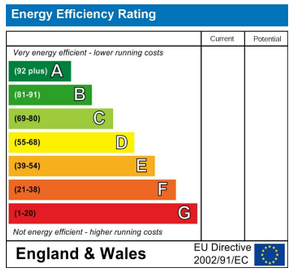
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360

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.

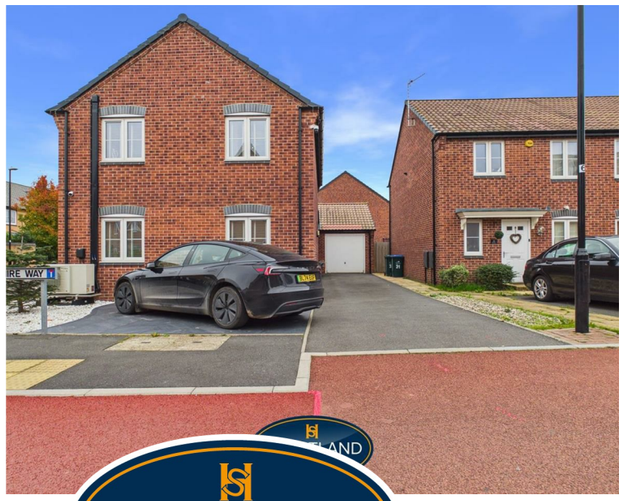
Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

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

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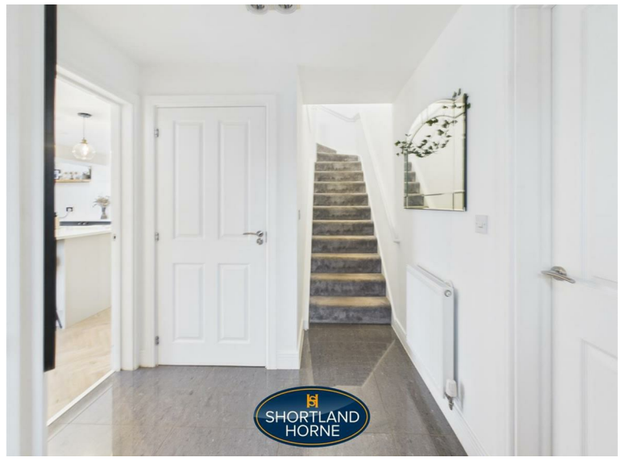


SHORTLAND HORNE

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Rollings Drive

CV2 3QN











£450,000 Offers Over | Bedrooms 4 Bathrooms 2

A beautifully presented and energy-efficient four-bedroom family home, with full width extension to kitchen, offering generous and versatile accommodation arranged over two floors, extending to approximately 1,464 sq. ft. The property combines contemporary open-plan living with well-proportioned bedrooms and a number of impressive energy-saving features, making it an ideal home for modern family life.

A particular highlight is the impressive A-rated EPC, reflecting the property's excellent energy efficiency. Further enhancing its credentials are the installation of Tesla powered solar panels and an air source heat pump, providing an environmentally conscious and potentially more economical approach to heating and energy consumption.

A separate, generously proportioned living room offers an additional reception space, ideal for relaxing and entertaining. There is also a useful utility/laundry room, helping to keep the main living areas organised and clutter-free.

A further benefit is the garage conversion, which has been thoughtfully adapted to create a versatile additional room, complete with air conditioning.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a separate family bathroom.





Hallway	7'1 x 7'5	Bedroom 1	10'11 x 10'8
Wc Cloakroom		Ensuite	8'7 x 4'9
Living Room	19'9 x 11'9	Bedroom 2	11'11 x 9'7
Full Wdth Extended Kitchen/Diner/Breakfast	19'9 x 19'10	Bedroom 3	10'1 x 8'1
		Bedroom 4	10'1 x 6'9
Utility	7'0 x 5'9	Bathroom	5'8 x 6'9
1st Floor		Garage Conversion	14'8 x 9'1