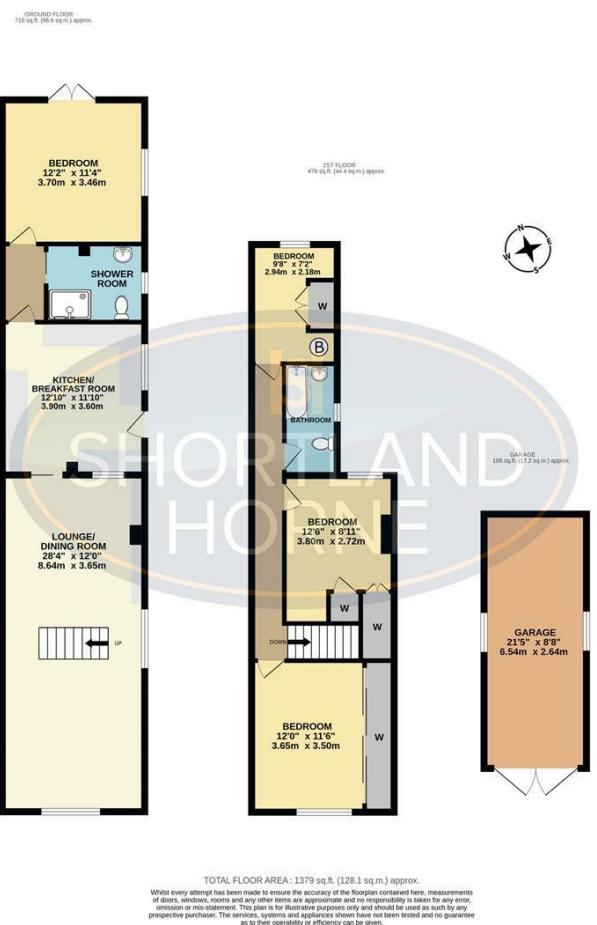
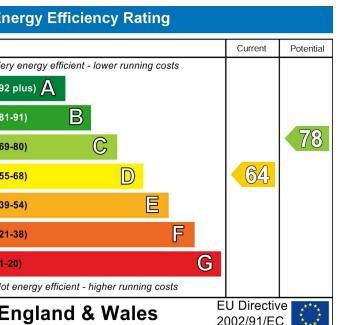


## Floor Plan



## 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.

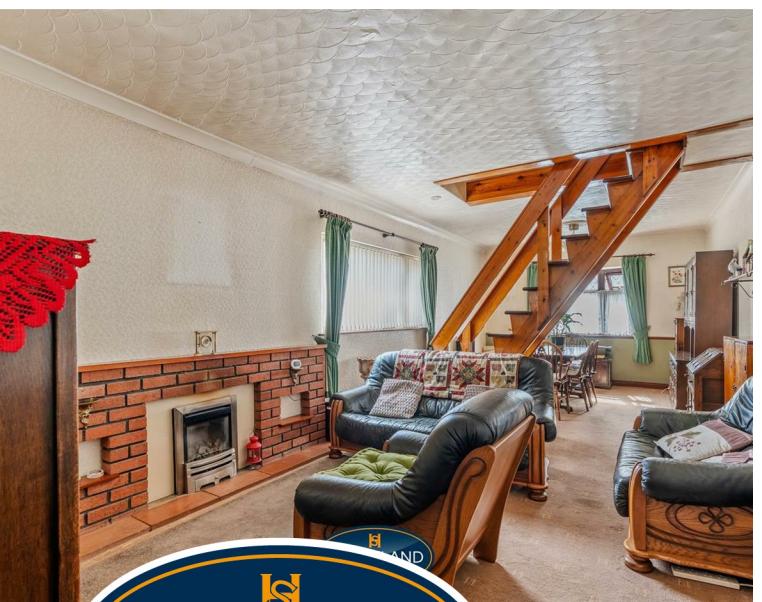
### Appliances

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

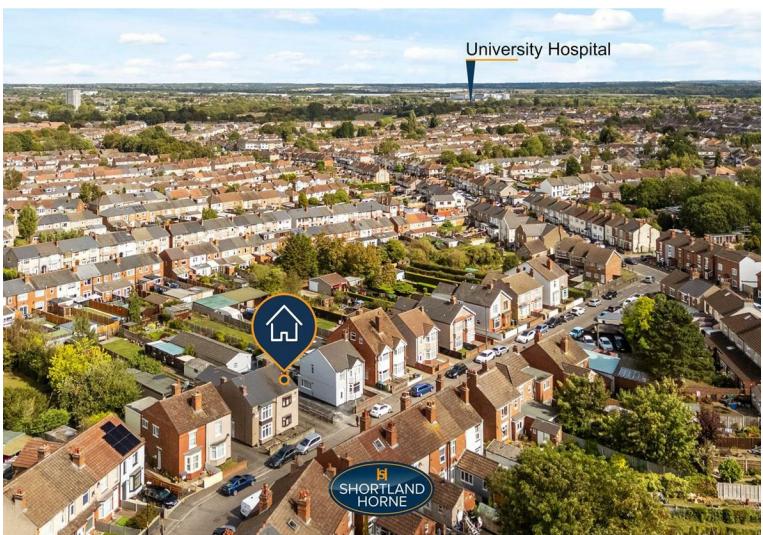
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**SHORLAND HORNE**

**follow us**

**North Street**  
**Stoke CV2 3FR**



# £275,000 Offers Over

**Bedrooms 4**  
**Bathrooms 2**

Located on North Street in Stoke, Coventry, this charming four-bedroom semi-detached family home presents an excellent opportunity for those seeking a spacious residence with potential. Available with NO CHAIN, this property is perfect for families or individuals looking to make their mark.

Upon entering, you are greeted by a well-appointed breakfast kitchen. The ground floor also features a generous 28-foot lounge and dining room, providing an ideal space for both relaxation and entertaining, a convenient shower room, and a versatile ground floor bedroom, making it suitable for an elderly relative, guests, or as a home office.

The first floor boasts two double bedrooms and a single bedroom, ensuring ample accommodation for family members or visitors. A family bathroom completes this level, offering practicality for everyday living.

Externally, the property benefits from off-road parking for up to four vehicles, along with a single garage for additional storage or vehicle space. The long lawned rear garden is a delightful feature, providing a private outdoor retreat for children to play or for hosting summer gatherings.

While the home is in need of some updating, it offers a blank canvas for new owners to personalise and enhance to their taste. Its proximity to the University Hospital Coventry and Warwickshire (UHCW) adds to its appeal, making it an excellent choice for healthcare professionals or those seeking easy access to local amenities.

This semi-detached house is a wonderful opportunity to create a family home in a sought-after location. Don't miss your chance to view this property and envision the possibilities it holds.

## GROUND FLOOR

Kitchen / Breakfast Room 12'9" x 11'9"

Lounge / Dining Room 28'4" x 11'11"

Shower Room

Bedroom 1 12'1" x 11'4"

## FIRST FLOOR

Landing

Bedroom 2 11'11" x 11'5"

Bedroom 3

Bathroom

Bedroom 4

## OUTSIDE

Garage

12'5" x 8'11"

9'7" x 7'1"

21'5" x 8'7"