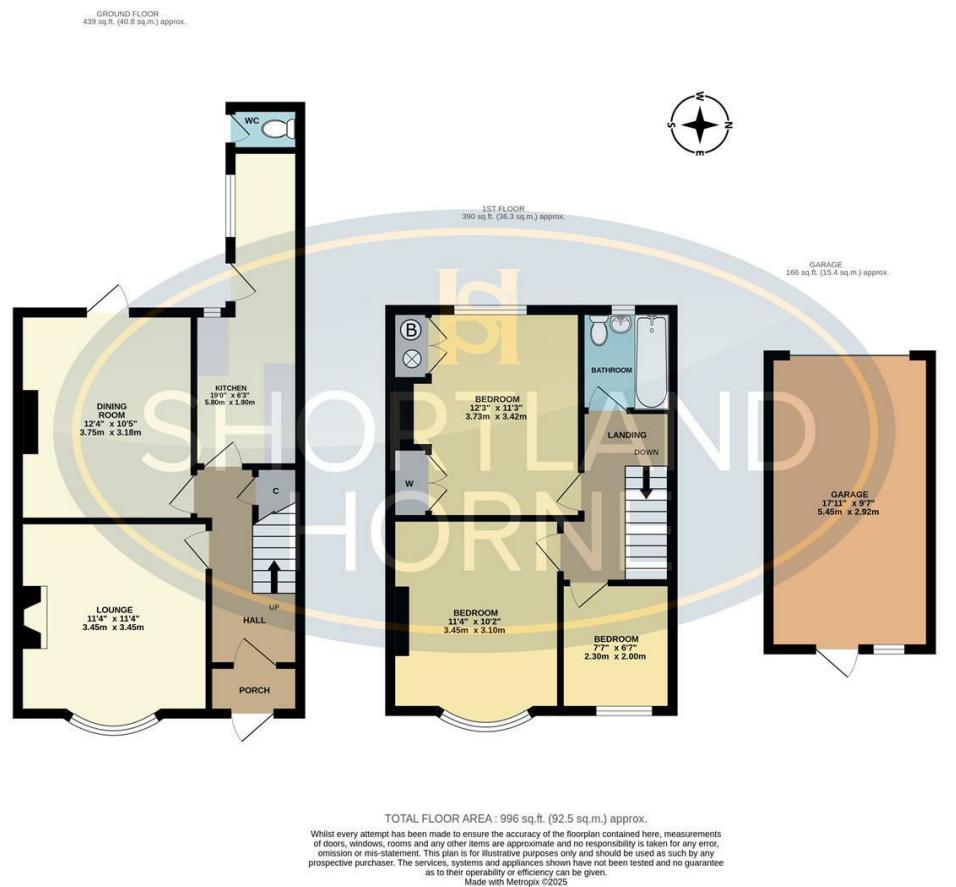
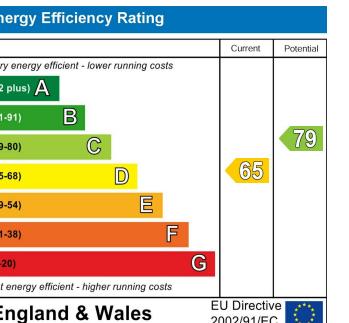


Floor Plan



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

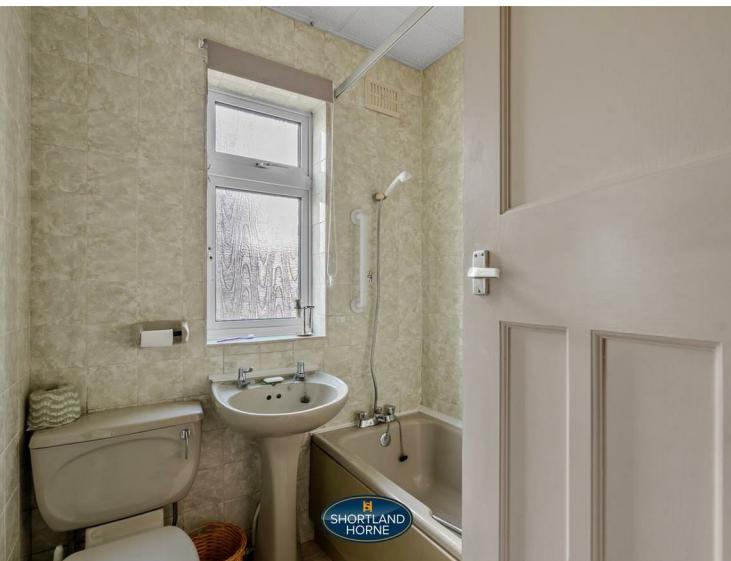
call: 02476 442 288
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Burns Road
Poets Corner CV2 4AE



£210,000 Offers Over

Bedrooms 3 Bathrooms 1

For the very first time in over seventy years, this much-loved three-bedroom terrace on Burns Road is coming to the market. Owned by the same family during this time, it has been a constant source of warmth and belonging, a place where children were raised, seasons celebrated, and memories carefully woven into every room. Though its interiors now carry a gentle nod to the past, the home radiates a sense of care and pride that only comes from decades of attentive ownership. Offered with no onward chain, it is ready to welcome its next chapter, offering the perfect canvas for buyers to update, extend, and make their own.

Nestled in the ever-popular Poets Corner area of Coventry, Burns Road enjoys a reputation for being both convenient and welcoming. Everyday essentials are easily at hand, with local shops, schools and public transport all within walking distance. Families will appreciate the choice of good schools nearby, while commuters benefit from straightforward links into the city centre and beyond. This blend of accessibility and community spirit makes it a location where people choose to put down roots.

From the kerbside, the home presents a traditional frontage softened by a neat garden, which could, if desired, be converted into a driveway. A modest porch leads you into the hallway, which connects all of the ground floor rooms with a simple, practical layout.

The lounge sits to the front, a warm and inviting space with a circular bay window filling the room with natural light. A modern gas fire anchors the room, giving it a cosy charm, perfect for unwinding at the end of the day. Beyond this, the dining room provides a versatile space for both family meals and entertaining. With its own fire place with gas point and French doors opening directly onto the garden, it has a natural flow that blurs the line between indoors and out. The kitchen, while compact, is well cared for and functional, with an additional space at the rear that could easily be transformed into a utility area. A door from here also offers another route into the garden.

Upstairs, the sense of homeliness continues. The main bedroom, mirroring the lounge below, is generously proportioned with a bay window adding both light and character. The second bedroom is another comfortable double, while the third room lends itself to use as a nursery, home office or child's bedroom. Completing this floor is the family bathroom, fitted with its original avocado suite and fully tiled, a nostalgic feature that many buyers may choose to update.

The rear garden is one of the property's gems: private, sunny and with a thoughtful balance of lawn, mature shrubs and patio space. An outside WC harks back to an earlier era of design, while a garage with power and rear access offers secure parking or storage, reached via a service road.

Recent updates, including a boiler replacement and renewal of the main roof, add reassurance, while the property itself still holds exciting potential. Whether extending to the rear, reimagining the interiors, or simply modernising in stages, buyers will find plenty of scope to make this house truly their own.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Garden Direction: West

Council Tax Band: B

EPC Rating: D

Heating System: Gas Central Heating



GROUND FLOOR

Porch

11'4 x 10'2

Hallway

12'3 x 11'3

Lounge

11'4 x 11'4

Dining Room

12'4 x 10'5

Kitchen

19' x 6'3

FIRST FLOOR

Landing

17'11 x 9'7

Bedroom 1

7'7 x 6'7

Bedroom 2

11'4 x 11'4

Bedroom 3

12'3 x 11'3

Bathroom

11'4 x 10'2

OUTSIDE

WC

7'7 x 6'7

Garage

17'11 x 9'7

Rear Garden

11'4 x 10'2

Front Garden