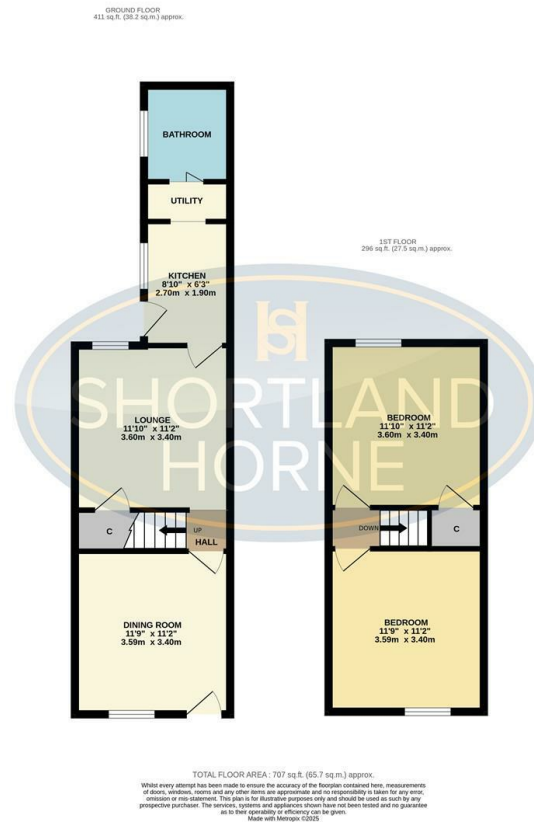


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

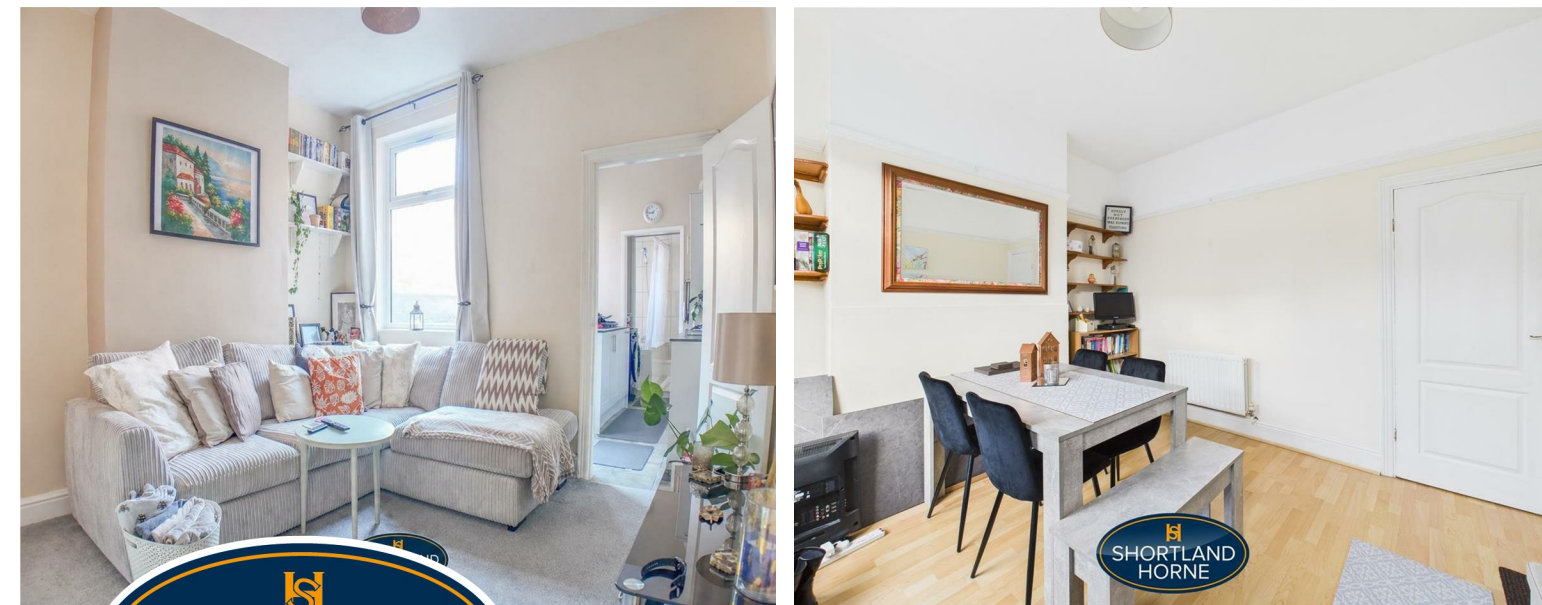
### Appliances

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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**email:** sales@shortland-horne.co.uk

**visit:** shortland-horne.co.uk

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**Swan Lane**

**CV2 4GG**



## £170,000 Offers Over | Bedrooms 2 Bathrooms 1

Set along the ever convenient Swan Lane, this welcoming two bedroom terraced home offers a blend of city energy, everyday practicality and a surprisingly peaceful retreat at the end of the day. Benefiting from on-street parking, the property adds an extra layer of ease for residents and visitors alike. The location is one that continues to grow in popularity, appealing to first time buyers, professionals, investors and families alike. University Hospital Coventry and Warwickshire is close by, making it ideal for healthcare professionals, while Coventry University is within walking distance, creating strong appeal for academic staff or those seeking excellent rental potential. Gallagher Retail Park is just a five minute drive away for shopping and dining, the Coventry Building Society Arena can be reached in around ten minutes, and the M69 motorway is easily accessible for commuters travelling further afield. Well regarded local schools, green spaces and regular public transport links further enhance the convenience of this well connected setting.

Approached via a neatly paved frontage, the property feels instantly welcoming. At the front of the house sits the dining room, finished with laminate flooring and offering plenty of space for family meals or entertaining. The lounge offers a cosy, comforting space where natural light filters in, making it an inviting place to relax after a busy day. It is a room that feels easy to settle into, whether that means quiet evenings in or relaxed catch ups with friends. It connects effortlessly with the rest of the ground floor, creating a layout that feels sociable and fluid.

Moving through the home, the newly renovated kitchen immediately stands out. Freshly plastered and thoughtfully finished, it feels bright, clean and modern, with tiled flooring that adds both practicality and style. This is a space designed for everyday living, where cooking, conversation and creativity come together naturally.

Also located on the ground floor is the family bathroom, finished with tiled walls and a crisp white three piece suite. It is practical, well maintained and conveniently positioned, adding to the functionality of the home.

Carpeted stairs lead to the first floor, where the sense of calm continues. The main bedroom offers ample space for a double bed and wardrobes, creating a comfortable and restful retreat. The second bedroom is also generously sized, again accommodating a double bed and storage, making it ideal for guests, children or a home office setup. Both rooms benefit from natural light and a peaceful atmosphere, providing a welcome escape from the pace of the day.

To the rear of the property lies one of its most appealing features. The private garden is laid to lawn with paved areas and enjoys sunlight well into the late evening. It is a space that invites summer barbecues, quiet mornings with a coffee or simply unwinding outdoors as the day draws to a close. The sense of privacy here is a real advantage, especially so close to the city.

With its newly improved kitchen, generous living space and sun filled garden, this Swan Lane home offers a lifestyle that balances convenience with comfort. Whether you are taking your first step onto the property ladder, seeking a well placed investment or looking for a home close to work, study and amenities, this property offers an opportunity to settle into a vibrant part of Coventry and make it your own.



### GROUND FLOOR

Dining room	11'9 x 11'2
Hall	
Living room	11'10 x 11'2
Kitchen	8'10 x 6'3
Utility	
Bathroom	

### FIRST FLOOR

Bedroom 1	11'9 x 11'2
Bedroom 2	11'10 x 11'2
OUTSIDE	
Front garden	
Rear garden	