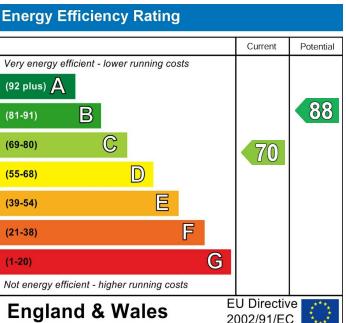


## Floor Plan



## 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.

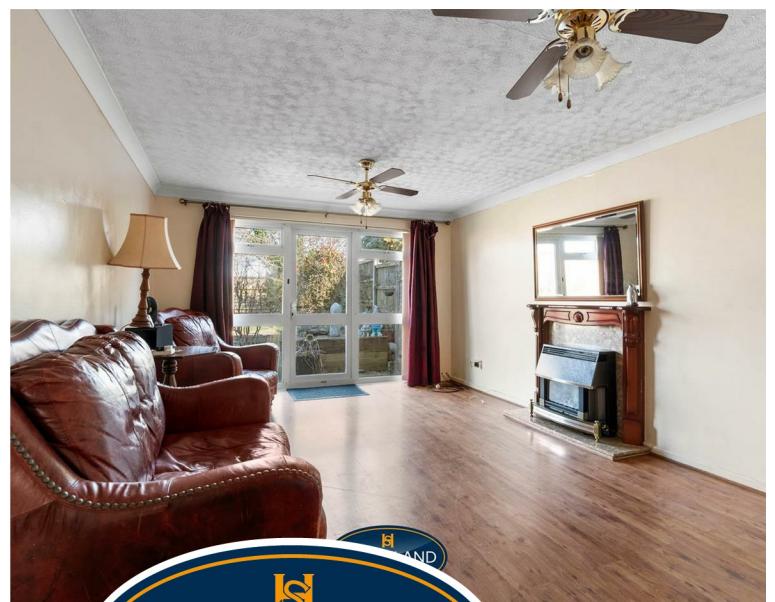
### Appliances

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.



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visit: shortland-horne.co.uk

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**Marnhull Close**  
**CV2 2JS**



# £210,000 Offers Over

## Bedrooms 2 Bathrooms 1

Situated on a peaceful street in Walsgrave, this two-bedroom semi-detached bungalow offers a serene retreat with the convenience of nearby amenities. Its prime location ensures easy access to the University Hospital, Tesco Supermarket, reputable schools, and excellent transport links, including the M6.

As you step through the front door, a spacious hallway welcomes you, leading into the inviting lounge. Here, an electric fireplace serves as the room's centrepiece, complemented by laminate flooring. Patio doors open directly onto the west-facing rear garden, allowing natural light to fill the space and offering a pleasant view.

The square kitchen is thoughtfully designed, featuring a four-ring gas hob and ample space for additional appliances. It also houses the efficient combi boiler, ensuring consistent warmth throughout the home.

The main bedroom is generously proportioned and includes a built-in wardrobe with sliding doors, providing practical storage solutions. The second bedroom also benefits from a built-in wardrobe, making it ideal for guests or as a home office. The fully tiled bathroom comprises a classic white two-piece suite, awaiting your personal touch.

Outside, the west-facing rear garden presents a nice outdoor space, complete with a small patio area, a pathway leading to the rear gate and garage, and a well-maintained lawn—perfect for enjoying the afternoon sun. The block-paved front garden offers a charming view of lush greenery and woodland, enhancing the property's curb appeal.

While the bungalow would benefit from modernisation, it is equipped with gas central heating and double glazing, providing a solid foundation for your renovation aspirations. Offered with no onward chain, this property presents a unique opportunity to create a bespoke living space tailored to your preferences.

#### GOOD TO KNOW:

Tenure: Freehold

Vendors Position: No Chain

Parking: Street Parking (permits)

Garden Direction: West

Council Tax Band: C

EPC Rating: C (70)

Approx. Total Area: 795 Sq. Ft



#### INTERNAL

Hall	
Lounge	18'8 x 12'
Kitchen	15'5 x 8'8
Bedroom 1	13' x 12'
Bedroom 2	9'11 x 8'
Bathroom	

#### OUTSIDE

Garage	17'3 x 8'4
Rear Garden	
Front Garden	