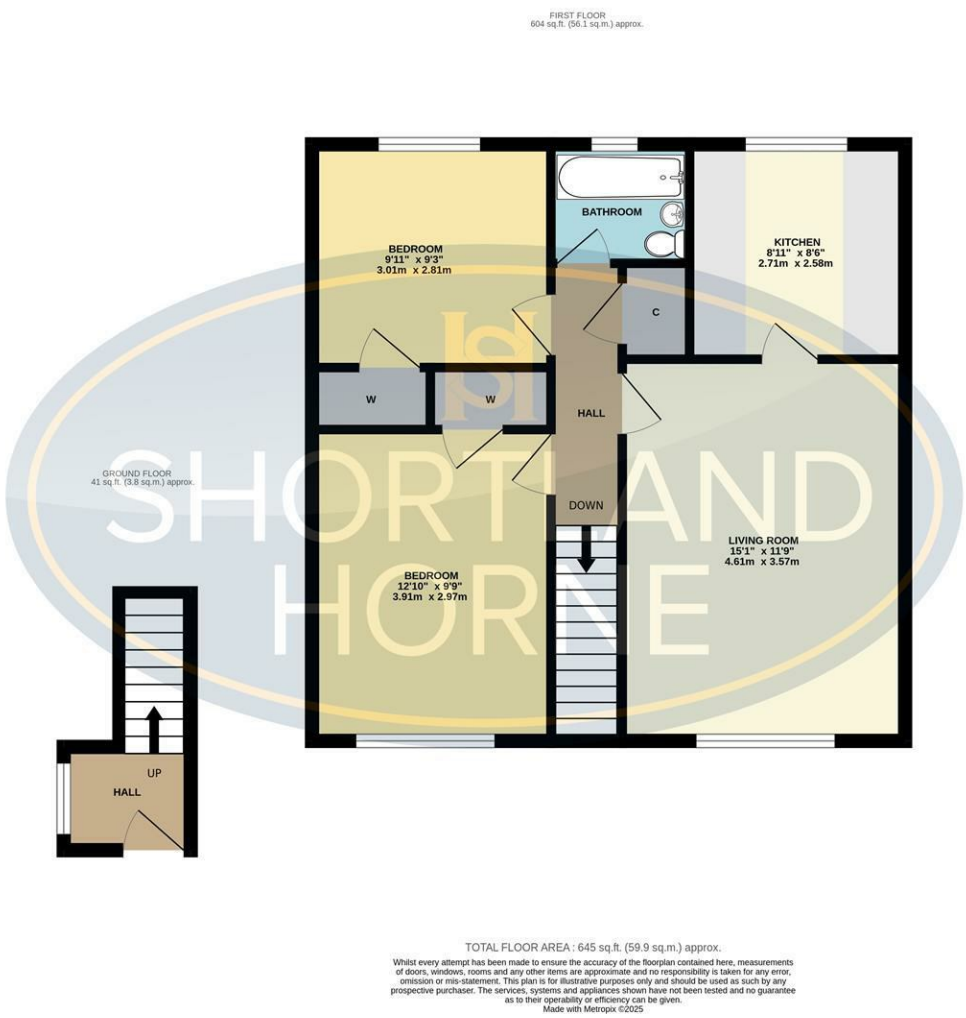
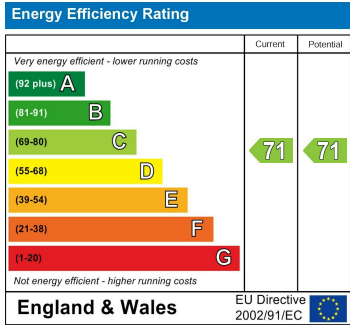


Floor Plan



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

follow us  



follow us  

**Southcott Way**  
**Walsgrave CV2 2NA**





# £130,000 Or Nearest Offer      Bedrooms 2 Bathrooms 1

Tucked away at the end of a quiet, leafy close on Southcott Way in Walsgrave, this charming two-bedroom first-floor maisonette offers a rare blend of tranquillity and potential. As you approach, the modest front garden greets you with a soft carpet of lawn bordered by mature shrubs, their gentle rustle in the breeze hinting at the calm within. It is the kind of spot where an evening cup of tea or a morning coffee could become a cherished ritual, watching the light dance across the greenery.

Step through the front door and you are immediately embraced by a cosy, homely atmosphere. The hallway is bright and airy, inviting you to shed the day's bustle alongside your coat and shoes before ascending the staircase to the first-floor landing. Here, space flows effortlessly, setting the tone for the rest of the home, while subtle nods to the property's original character whisper possibilities for modernisation and personal touches.

The living room, bathed in natural light from a generously sized window overlooking the front garden, is both welcoming and versatile. The soft carpet underfoot invites you to sink into a favourite armchair with a book or settle into a sprawling L-shaped sofa for a movie night with friends or family. The room exudes warmth, a comforting canvas ready to be enhanced with your own style, whether that be contemporary elegance or a more eclectic, creative flair.

Adjacent, the kitchen presents a practical and functional space, complete with ample cabinetry, a neatly housed boiler, and room for your essential appliances. While slightly dated, this space is brimming with potential, offering a canvas to craft a culinary haven, tailored precisely to your taste, from sleek modern fittings to a cosy, rustic charm.

The two double bedrooms, positioned at the rear of the property, are generous in size and provide a peaceful retreat. Both feature built-in wardrobes, offering practical storage without encroaching on the serenity of the rooms. The main bedroom shares the front-facing outlook, filling the space with gentle morning light and the soothing view of the garden below, a perfect start to the day. The second bedroom, tucked at the rear, enjoys a quiet calm, ideal for restful nights or a tranquil home office.

The bathroom, fitted with a classic white three-piece suite, is simple yet functional, and like the rest of the home, presents opportunities to inject personal style, whether through subtle modern updates or a full redesign.

Outside, the front garden extends the sense of space and peace, with its lawn and mature shrubs providing both beauty and privacy. It is a delightful spot for al fresco relaxation or a touch of gardening, with the natural surroundings offering a sense of retreat from the busy pace of everyday life.

With a good lease, low maintenance costs, and being offered with no chain, this property is not only an inviting home ready for immediate occupation but also a savvy investment with untapped potential. Positioned conveniently within walking distance of Walsgrave Hospital, excellent local amenities, and with easy access to the M6, it presents an exciting opportunity for first-time buyers, downsizers, or buy-to-let investors alike. This maisonette is a rare find, a welcoming home brimming with warmth, character, and the promise of personalisation, truly a canvas upon which to paint your next chapter.

GOOD TO KNOW:  
Tenure: Leasehold  
Vendors Position: No Chain  
Parking: Street Parking  
Council Tax Band: A



GROUND FLOOR		OUTSIDE
Staircase rising the the First Floor		
FIRST FLOOR		Front Garden
Living Room	15'11 x 11'9	
Kitchen	8'11 x 8'6	
Bedroom One	12'10 x 9'9	
Bedroom Two	9'11 x 9'3	
Bathroom		