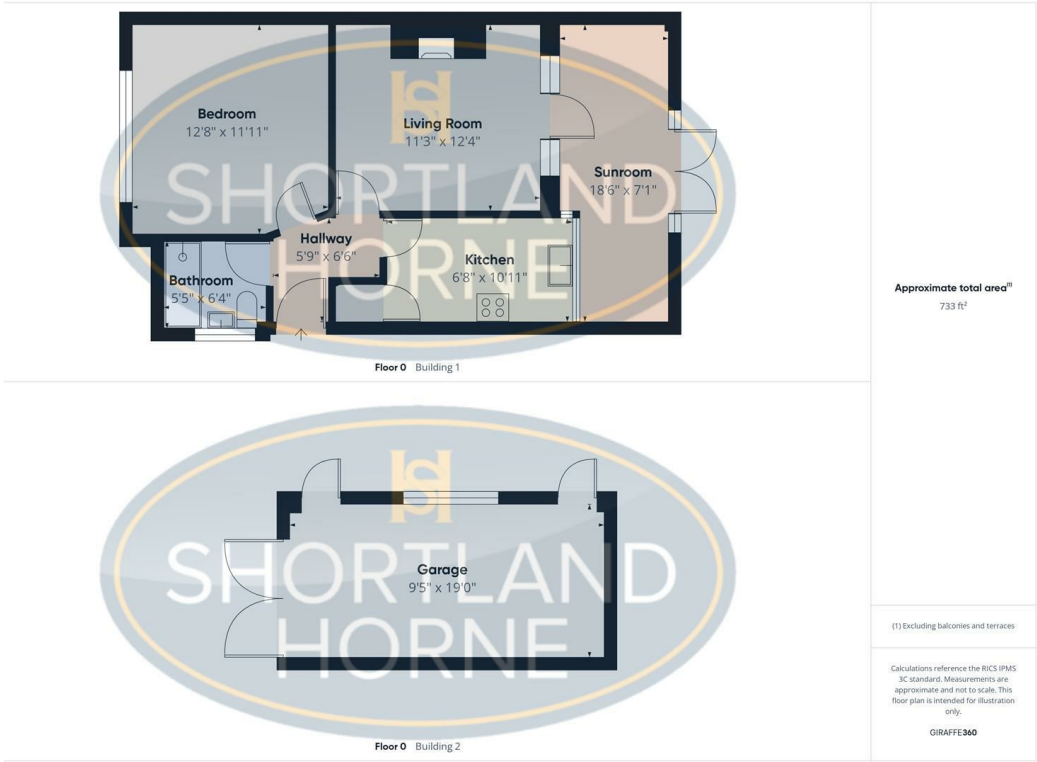
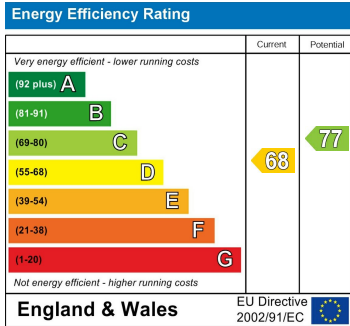


Floor Plan



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

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Regina Crescent
CV2 2EP



£215,000 Guide Price | Bedrooms 1 Bathrooms null

Regina Crescent is situated in an established and convenient residential area on the eastern side of Coventry, well placed for a wide range of everyday amenities and transport connections. The location is particularly suited to families, first-time buyers and commuters, with local shops, supermarkets, schools and other services all within easy reach.

The property is conveniently positioned for access to Walsgrave, Wyken and nearby areas, while University Hospital Coventry & Warwickshire is also readily accessible. Coventry city centre is within comfortable travelling distance, providing an extensive selection of shops, restaurants, leisure facilities and entertainment, together with Coventry Railway Station offering direct rail services to Birmingham and London Euston.

For commuters, the area enjoys excellent road connections, with easy access to the A46, A444 and M6 motorway network, providing convenient links towards Birmingham, Rugby, Leicester and the

Shortland Horne are pleased to offer for sale this well-proportioned one-bedroom semi-detached bungalow, occupying a lovely plot within an established residential setting. Offering single-storey living, a detached garage and plenty of potential for a buyer to put their own stamp on the property, this would make an excellent home for those looking to downsize, retire or simply enjoy the convenience of bungalow living.

The accommodation begins with an entrance hallway providing access to the main rooms. The property features a generous double bedroom, a fitted bathroom and a separate kitchen with a range of storage and work surfaces.

At the heart of the bungalow is a comfortable living room, which leads through into a particularly useful sunroom. This additional reception space is a real asset to the property, providing an ideal area for relaxing, dining or entertaining while enjoying an outlook towards the garden, with doors providing access outside.

Externally, the property sits on a lovely plot, offering attractive outside space and excellent potential for anyone with an interest in gardening or looking to further enhance the home. A particularly valuable feature is the detached garage, providing secure parking, storage or workshop space.

With approximately 733 sq ft of accommodation, a good-sized plot, detached garage and versatile living space, this semi-detached bungalow represents a fantastic opportunity in a popular Coventry location. Early viewing is highly recommended to fully appreciate the accommodation, outside space and potential on offer.

