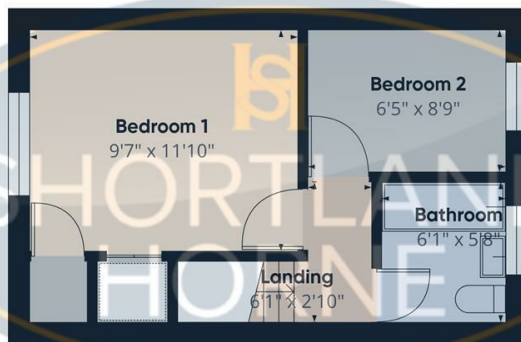


## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

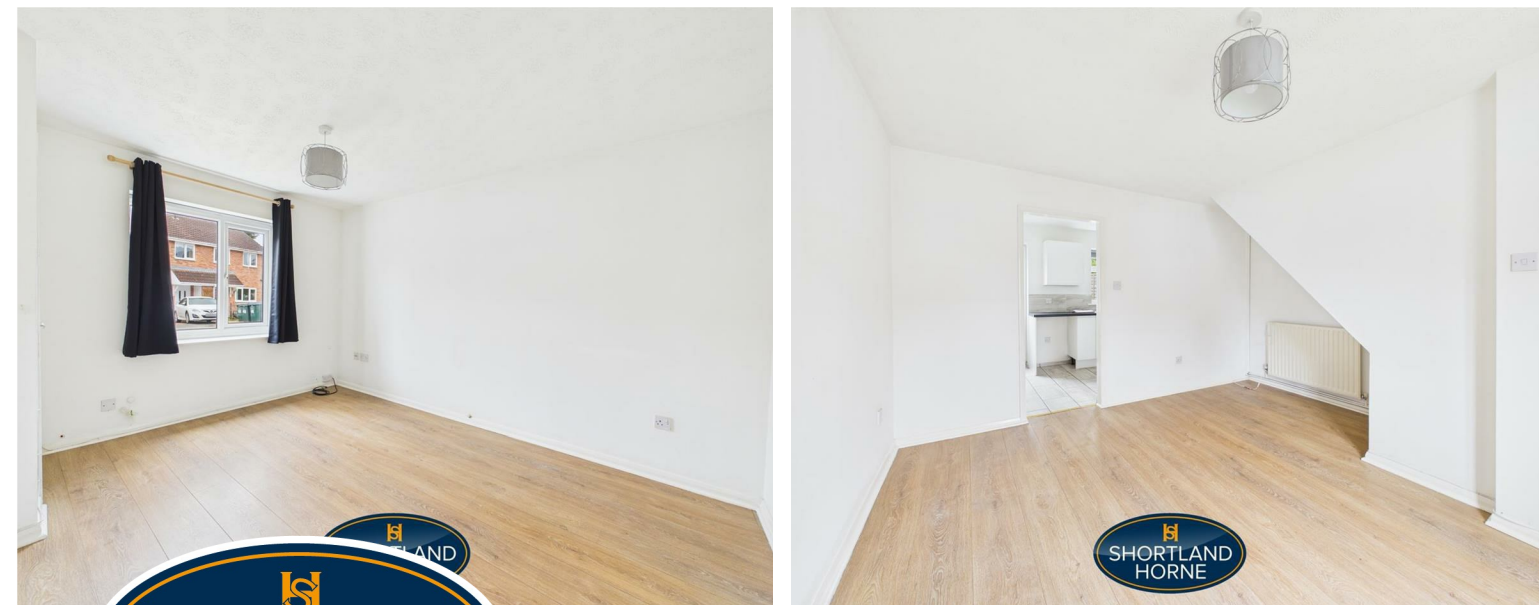
### Appliances

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.



**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

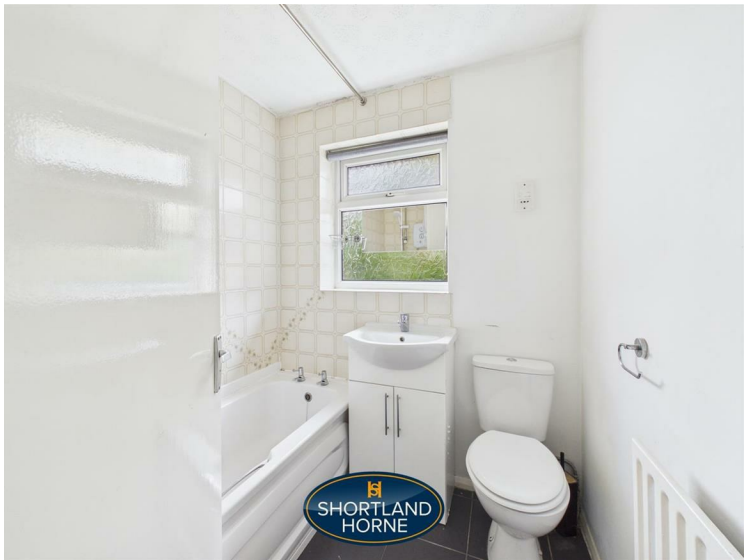
**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

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**Thorney Road**  
**CV2 3PH**



**£190,000 Offers Over**

**Bedrooms 2  
Bathrooms 1**

Step inside this two-bedroom semi-detached home on Thorney Road, Wyken, and you'll immediately spot a property with solid bones and plenty of potential. The square hall leads straight into the lounge, a bright space thanks to generous windows letting daylight spill across the laminate floors. It's practical, it's simple, and it's ready for a new owner to add a touch of personality and care to make it truly shine.

The kitchen and dining area is functional and welcoming, with white high-gloss units and a tiled floor that's easy to keep clean. There's space for appliances and a small table and chairs by the French doors, giving a peek out to the private rear garden. Imagine morning coffees catching the early sun or evening drinks spilling out onto the patio, turning a practical space into a spot for small everyday pleasures.

Upstairs, carpeted stairs lead to two double bedrooms, both comfortably sized. The main bedroom has room for a double bed and storage, while the second bedroom at the rear overlooks the garden. The family bathroom has a clean white three-piece suite with a shower over the bath and a vanity under the sink. Nothing fancy, but everything you need, and ready for someone to make their own.

The rear garden is private and not overlooked, starting with a small patio before giving way to a lawn that's perfect for weekend projects or simply relaxing in the sun. Side access to the driveway adds practicality, whether for parking or easy entry with shopping.

This home sits in a quiet and friendly neighbourhood in Wyken, with convenient access to local shops, schools, and public transport. Road links make commuting or heading into Coventry city centre straightforward, while the community vibe makes it a genuinely welcoming place to settle.

Ideal for first-time buyers, a young couple, or downsizers, this is a property that rewards care and creativity. With some TLC, it can be transformed into a comfortable and practical home, combining a straightforward layout, good natural light, and a sense of potential that only a savvy buyer could make their own.



**GROUND FLOOR**

Hall

Lounge

Kitchen/Dining Room

**FIRST FLOOR**

Bedroom 1

Bedroom 2

Bathroom

12'10 x 12'9

12'8 x 7'3

11'10 x 9'7

8'9 x 6'5

6'1 x 5'8

**OUTSIDE**

Rear Garden

Driveway