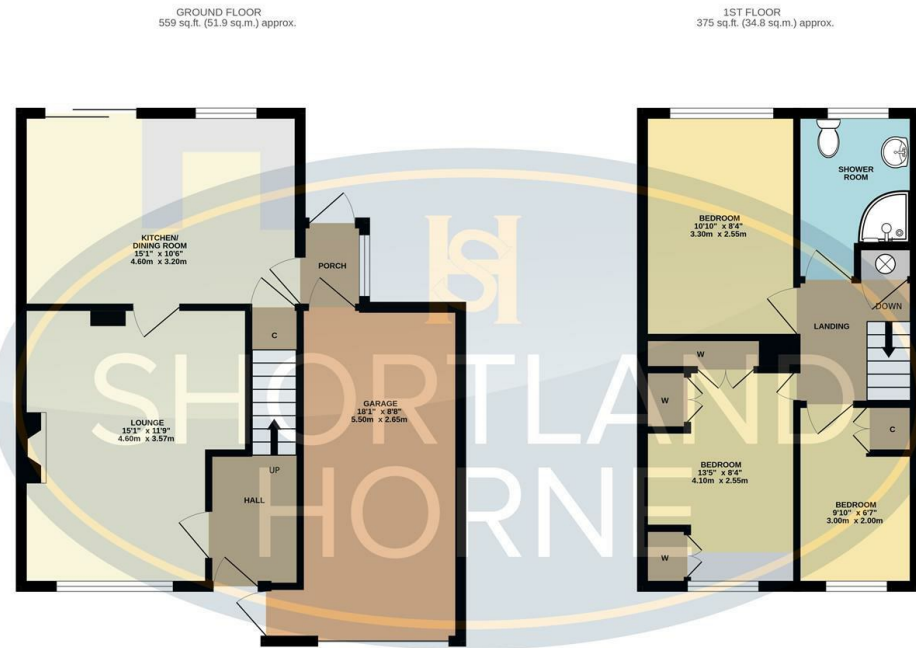


Floor Plan



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

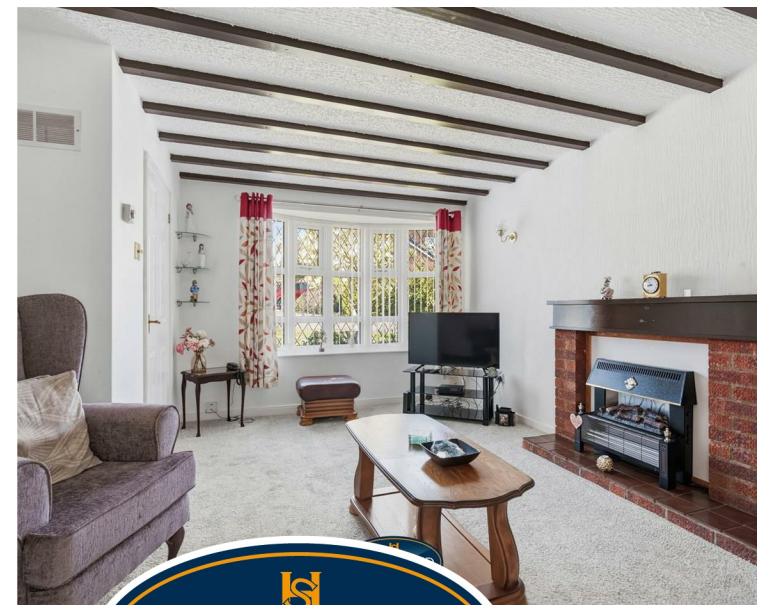
Appliances

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

follow us  



follow us  

Downton Close
CV2 2RD



£280,000 | Bedrooms 3 Bathrooms 1

Tucked quietly within the friendly rhythm of Downton Close, this three bedroom semi detached home feels like the kind of place where life unfolds gently, yet full of possibility. From the moment you arrive, greeted by your own private driveway and a sense of calm that seems to linger in the air, there is an immediate feeling that this is a home waiting to be loved again, ready to welcome its next chapter.

Step inside and the hallway, dressed in warm wooden flooring, invites you forward with a subtle glow. To your left, the lounge offers a cosy retreat, where soft carpet underfoot and a charming electric fireplace create the perfect setting for slow evenings, curled up with a film or sharing laughter with friends. Natural light spills in, giving the room a brightness that feels uplifting all year round.

At the heart of the home, the kitchen diner is where everyday moments turn into memories. With its characterful wooden cupboards and tiled splashback, it carries a sense of familiarity and warmth, while still offering plenty of scope to make it your own. There is space here for a dining table that becomes the centre of everything, from rushed weekday breakfasts to long, chatty dinners. Slide open the doors and the outside beckons, seamlessly blending indoor comfort with fresh air and greenery.

Upstairs, the soft carpeted stairs lead you to a peaceful landing and three thoughtfully arranged bedrooms. The main bedroom is a true retreat, complete with fitted wardrobes, drawers and even a vanity space, ready for unhurried mornings. The second bedroom offers generous proportions, perfect for guests, growing families or even a stylish home office. The third bedroom, cosy and versatile, could become a nursery, a creative studio or that long dreamed of work from home haven. The family bathroom is fresh and neutral, with clean lines and a shower cubicle that makes mornings easy and evenings relaxing.

Outside is where this home quietly steals your heart. The enclosed rear garden, laid to lawn, is a blank canvas for summer barbecues, children's playtime or simply stretching out under the sun. Yet it is the view beyond that truly sets it apart. With no overlooking properties and a landscaped communal area just beyond your rear gate, there is a rare sense of openness and privacy here. It feels almost like having an extended garden, a peaceful green space to wander, breathe and escape without ever leaving home.

The location only adds to the appeal. With the hospital nearby, well regarded schools such as Walsgrave CofE and Cardinal Wiseman within easy reach, and excellent links to the M6, everyday life becomes effortlessly convenient. Even a quick trip to Asda is just around the corner, making the practical side of life feel refreshingly simple.

This is a well loved home that has been cared for over the years, now ready for someone new to bring their vision and style. Whether you are a first time buyer dreaming of your own space, a young family ready to grow, or a professional seeking both comfort and connection, this home gently invites you to imagine your life here and perhaps fall just a little bit in love.



GROUND FLOOR

| | |
|---------------|-------------|
| Hallway | |
| Lounge | 15'1 x 11'9 |
| Kitchen/diner | 15'1 x 10'6 |
| Garage | 18'1 x 8'8 |

FIRST FLOOR

| | |
|-----------|------------|
| Landing | |
| Bedroom 1 | 13'5 x 8'4 |

| | |
|-------------|-------------|
| Bedroom 2 | 10'10 x 8'4 |
| Bedroom 3 | 9'10 x 6'7 |
| Bathroom | |
| OUTSIDE | |
| Driveway | |
| Rear garden | |