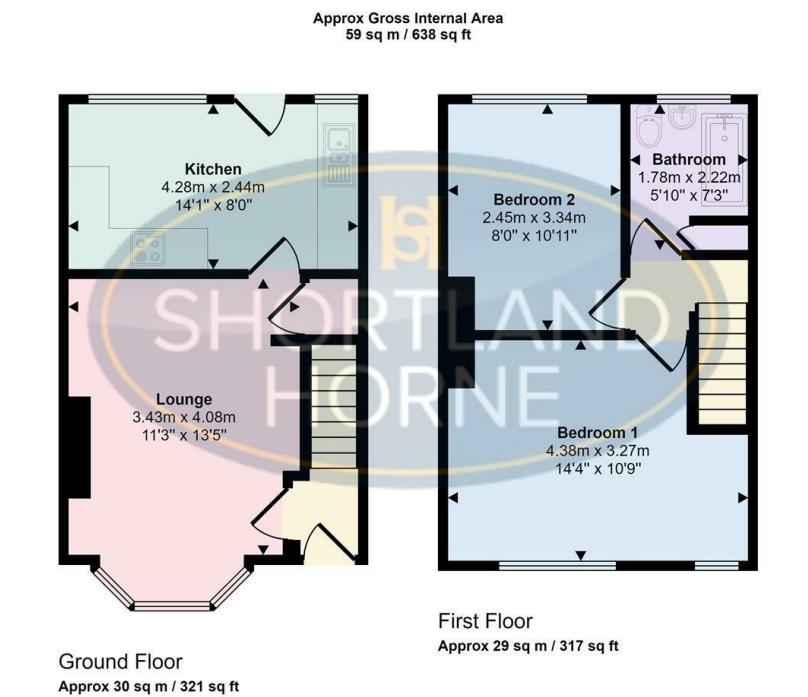
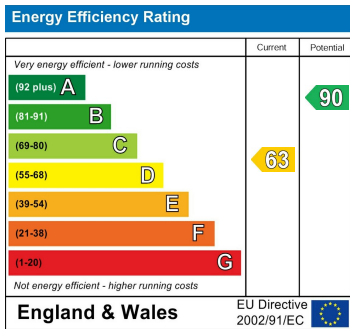


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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**Elgar Road**  
**Courthouse Green CV6 7JG**





£175,000 Offers Over

Bedrooms 2  
Bathrooms 1

This lovely home boasts a modern and minimalistic interior, inviting you to move in effortlessly. With the added benefit of a brand new roof installed in 2021, this home is truly ready for you to unlock the door, settle in, and perhaps even celebrate with a bottle of bubbly. The neutral color palette complements the abundant natural light that bathes each room, offering a serene ambience throughout.

Step into the hall, a practical space to hang your coat and kick off your shoes before you begin your exploration. The living room offers a cosy setting, perfect for unwinding with a good book or catching up on the latest Netflix series.

The Kitchen/Dining room is a luminous space, adorned by natural light pouring in through the generous window, framing the rear garden beautifully. Adorned with a striking green-toned array of cabinets, this space offers ample room for culinary endeavors, featuring a built-in oven and hob, along with provisions for a washing machine and fridge-freezer. It's an ideal spot for crafting delicious meals and enjoying them around a small dining table.

The adjoining sun-kissed garden is a delightful retreat, featuring a slabbed patio area perfect for alfresco dining or hosting barbecues. A spacious lawn, charming borders, and a rear garage for garden tool storage complete this outdoor haven, all enclosed by modern fence panels and offering convenient side access to the front of the home.

Upstairs, the warm and peaceful atmosphere continues. The bedrooms are both bright and inviting, with the main bedroom providing ample space for a king-size bed and offering a sizable alcove that currently serves as a home office space. The space is all lit-up by two windows. Bedroom two, also versatile for working from home, provides room for a double bed and views of the rear garden.

The immaculate bathroom serves as a sanctuary, perfect for unwinding with a relaxing soak after a busy day.

Surrounded by an array of fantastic amenities, including sought-after schools, shopping centers such as the Arena & Gallagher retail park, multiple bus routes, and excellent road links (M6, A444), this property offers a convenient and comfortable lifestyle for its fortunate occupants.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Looking for a property  
Parking Arrangements: Street Parking & Rear Garage  
Garage Details: Concrete built with a side door and an up and over door. Currently there is a fence blocking the up and over door  
Council Tax Band: A  
EPC Rating: D  
Total Area: Approx. 638 Sq. Ft



GROUND FLOOR		Bathroom	7'3 x 5'10
Hall			
Lounge	13'5 x 11'3		
Kitchen	14'1 x 8'0		
FIRST FLOOR		OUTSIDE	Garage
Landing			
Bedroom One	14'4 x 10'9		
Bedroom Two	10'11 x 8'		
		Rear Garden	Front Garden