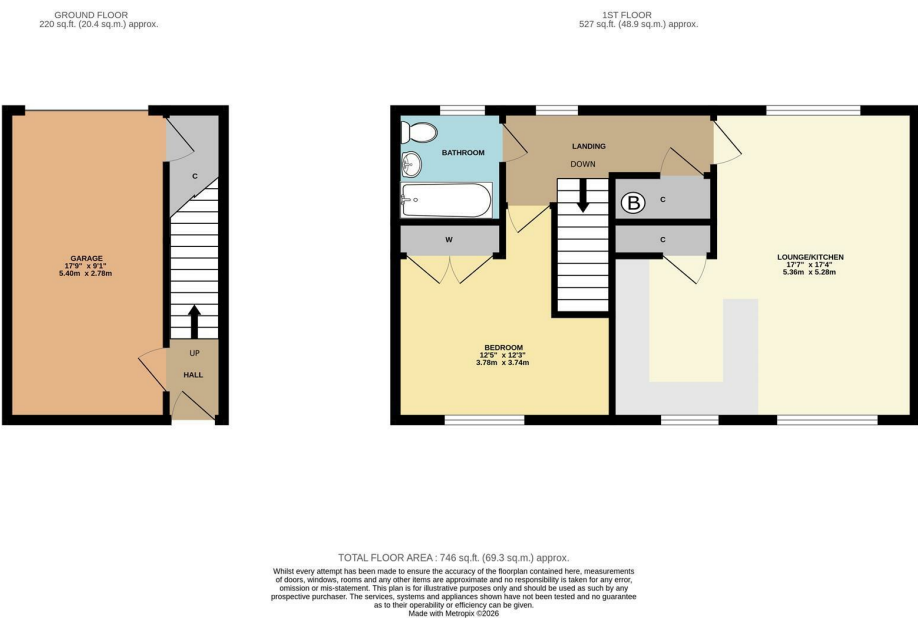
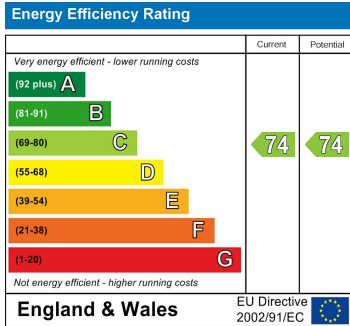


Floor Plan



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

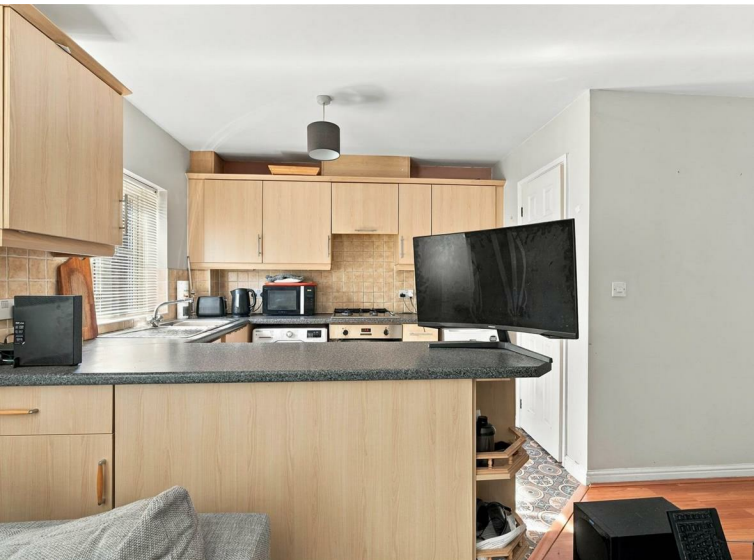
call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

follow us



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Elizabeth Way
CV2 2LN



£169,995 Guide Price | Bedrooms 1 Bathrooms 1

Nestled in the charming area of Walsgrave, Coventry, this delightful one-bedroom coach house on Elizabeth Way offers a unique opportunity for both first-time buyers and investors alike. Built by the reputable Bryant Homes, this property is part of a small select development, ensuring a sense of community and tranquillity.

Upon entering, you will be greeted by a spacious open-plan lounge that seamlessly integrates with a well-fitted kitchen, creating an inviting space perfect for both relaxation and entertaining. The layout is designed to maximise light and space, making it feel even more generous than its size suggests.

One of the standout features of this coach house is the brick-built integral garage, providing secure parking and additional storage options, a rare find in many properties of this kind.

Furthermore, the property is offered with no upward chain, allowing for a smooth and efficient purchasing process. This is an ideal opportunity for those looking to move quickly into their new home without the hassle of lengthy delays.

In summary, this one-bedroom coach house combines modern living with practical features in a desirable location. It is a perfect choice for anyone seeking a comfortable and stylish home in Coventry.



VESTIBULE ENTRANCE

LANDING

SPACIOUS OPEN PLAN LOUNGE/ FITTED KITCHEN

DOUBLE BEDROOM WITH BUILT IN WARDROBE

BATHROOM WITH SHOWER

EXCELLENT ACCESS TO INTEGRAL BRICK BUILT GARAGE

SMALL FRONT GARDEN

NO UPWARD CHAIN