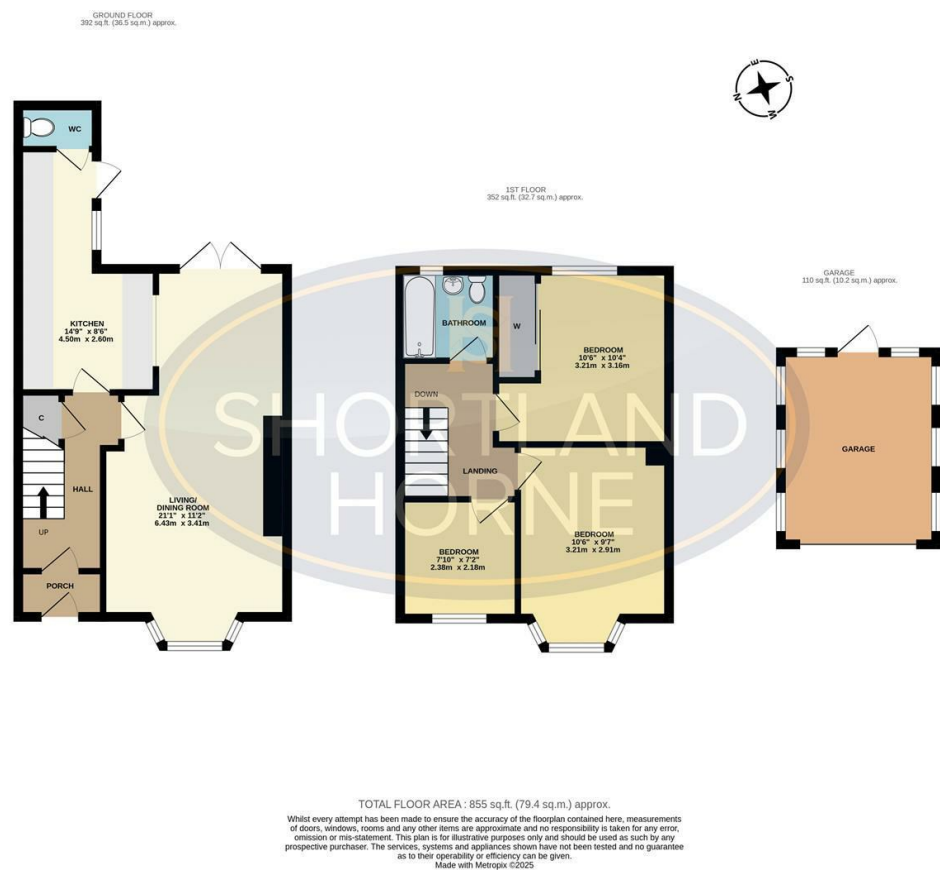
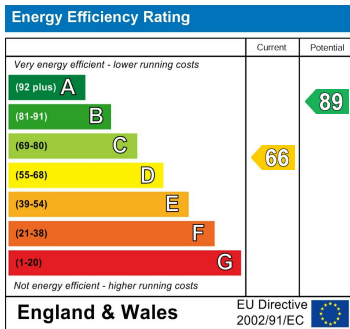


Floor Plan



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

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**Briars Close**  
**Copeswood CV2 5JR**





£250,000

Bedrooms 3  
Bathrooms 2

Tucked away in the highly desirable Briars Close, Copeswood, this beautifully presented three-bedroom home offers turnkey perfection—available with no onward chain for a smooth and stress-free move. Immaculate and full of charm, the property boasts clean lines, a soft neutral palette, and a wonderfully light and airy feel that flows seamlessly throughout.

Lovingly updated by the current owner, this home has been maintained to an excellent standard, with recent improvements including a stunning new bathroom, a beautifully landscaped garden, and fresh plastering across the lounge, hall, stairs, landing, and bedrooms—giving each room a crisp, polished finish. The spacious lounge and dining area is a bright, welcoming space, with sleek French doors that open out to the private rear garden—a tranquil haven.

The stylish kitchen offers generous storage, integrated appliances, and a handy mini breakfast bar, ideal for casual meals or a morning coffee. A contemporary downstairs W.C. completes the ground floor, blending practicality with style.

Upstairs, you'll find two generous double bedrooms and a bright single room, all continuing the home's fresh, neutral aesthetic. The main bedroom is calming and serene, while bedroom two benefits from the added bonus of a fitted wardrobe—providing excellent storage without compromising on space.The recently fitted bathroom is modern and beautifully finished—perfect for unwinding after a busy day.

Step outside to and you're greeted by a lovely patio area, perfect for al fresco dining or unwinding with a drink in hand. Beyond lies a lush, well-kept lawn bordered by quality, high fencing that offers both privacy and a sense of security, with large, mature trees in the distance creating a peaceful, leafy backdrop. There's also an outside tap, security lighting, adding to the property's practicality and a garage currently used for storage. Please note that access to the garage from the rear of the garden is currently overgrown.

The home offers a newly added driveway providing valuable off-road parking.

Positioned close to highly regarded schools, convenient bus routes, local shops, the Warwickshire Retail Park, and excellent road links including the A444, A46/A45, M6, and the University Hospital, this lovely home offers both comfort and convenience in equal measure. In our opinion, it's ideal for first-time buyers or anyone seeking a well-maintained, move-in-ready property.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: No Chain  
Parking: Driveway  
Garden Direction: South-East  
Council Tax Band: B  
EPC Rating: D  
Approx. Total Area: 855 Sq. Ft



|                    |             |                |  |             |
|--------------------|-------------|----------------|--|-------------|
| GROUND FLOOR       |             | Bedroom Two    |  | 10'6 x 10'4 |
| Porch              |             | Bedroom Three  |  | 7'10 x 7'2  |
| Hallway            |             | Bathroom       |  |             |
| Lounge/Dining Room |             | OUTSIDE        |  |             |
| Kitchen            | 21'1 x 11'2 | Garage/Storage |  |             |
| Guest WC           | 14'9 x 8'6  | Rear Garden    |  |             |
| FIRST FLOOR        |             | Driveway       |  |             |
| Bedroom One        | 10'6 x 9'7  |                |  |             |