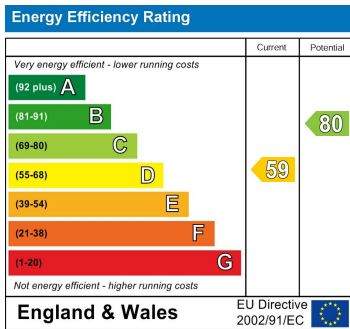


Floor Plan



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.

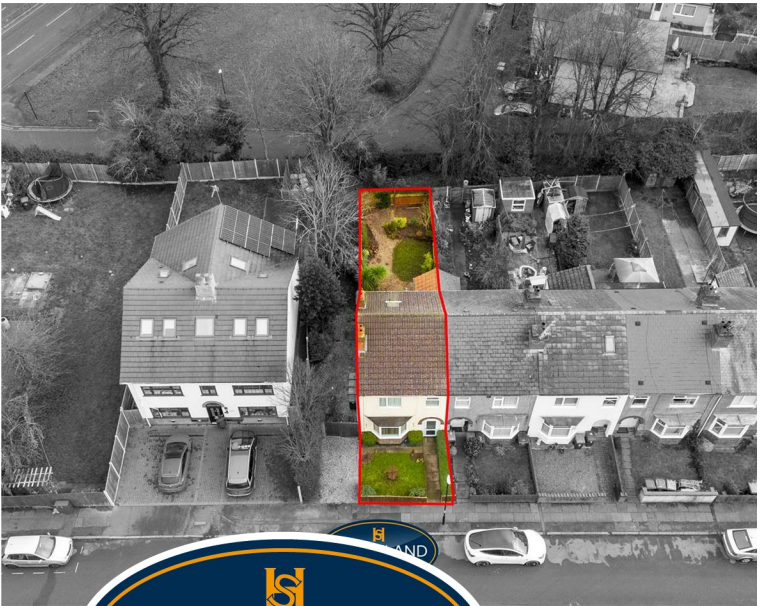
Appliances

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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**Uxbridge Avenue**  
**Lower Stoke CV3 1HH**





**£195,000 | Bedrooms 3  
Bathrooms 1**

Conveniently located on Uxbridge Avenue in Lower Stoke, Coventry, this well presented three bedroom end terrace house, just off Binley Road is ideal for first-time buyers or a small family. Downstairs, the property boasts a well-proportioned reception room, kitchen and utility room.

To the first floor the three bedrooms offer ample space for family living whilst the loft room provides handy storage space or it can be adapted to suit your needs. The bathroom is conveniently located, ensuring comfort and practicality for everyday life. The pleasant rear garden overlooks Copsewood Terrace green.

Situated in close proximity to the University Hospital Coventry and Warwickshire (UHCW), this home is ideally placed for those working in the healthcare sector or for students seeking accommodation nearby. The surrounding area is well-served by local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike.

This property is not only a lovely home but also a promising investment opportunity, given its location and potential rental income. With its appealing features and convenient setting, this end terrace house on Uxbridge Avenue is a must-see for anyone looking to make their mark in Coventry's property market.

**GOOD TO KNOW:**  
Tenure: Freehold  
Vendors Position: No Chain  
Council Tax Band: B  
Parking Arrangements: On street  
EPC Rating: D  
Total Area: Approx. 965 Sq. Ft.



Front		Bedroom One	11'10 x 11'5
Porch		Bedroom Two	12'6 x 10'4
Hallway		Bedroom Three	7'9 x 6'3
lounge/Dining Room	24'3 x 11'5	Bathroom	
Kitchen	9'2 x 8'1	Loft	
Utility Room		Rear Garden	
Landing		Outside	