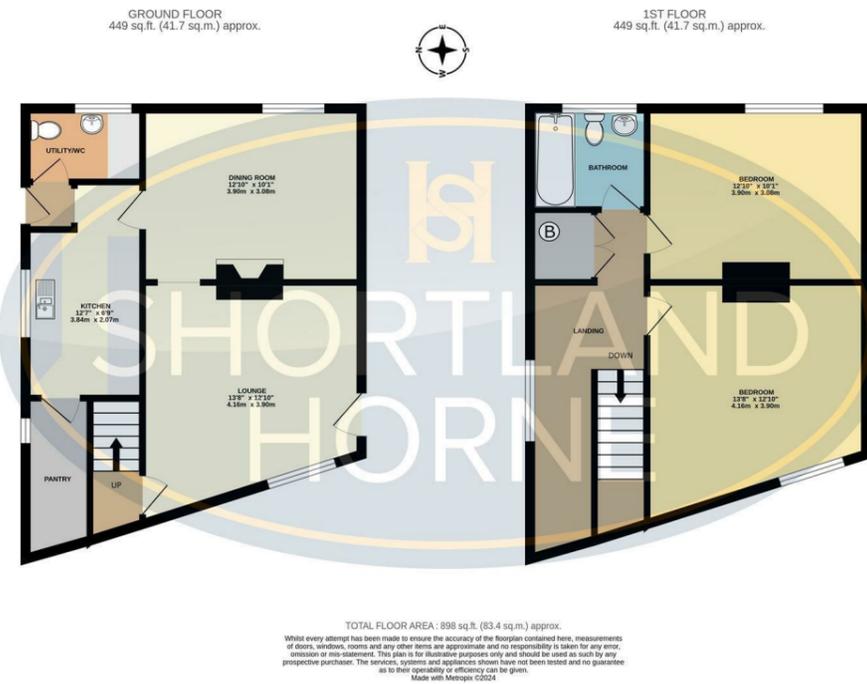


Floor Plan



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		47	
(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.



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

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Woodway Lane
Walsgrave CV2 2EJ



£200,000

**Bedrooms 2
Bathrooms 1**

This charming 1850-built cottage, tucked away off the main road and accessed via a shared pathway, radiates character from the moment you arrive. As you approach the property, a charming well captures the rustic atmosphere of this tucked-away retreat.

Entering through the front door, you step into the cosy living room, where timeless features create an inviting ambiance. A beautifully crafted brick-built open fireplace serves as the heart of this room, perfect for relaxing by the electric fire on cooler evenings. The tiled floor flows seamlessly across the ground floor, harmonising with the neutral-coloured walls to create a sense of calm and cohesion. This spacious room can easily accommodate comfortable seating, making it a cosy space for gathering with family or friends.

Next to the living room, the dining room offers a lovely, bright setting for meals. A classic cast-iron fireplace adds character to this room, while a large window overlooks the garden, filling the space with natural light. There is ample space for a dining table, making it a perfect spot for entertaining or family meals.

From the inner hall, you are led to the heart of the home – a characterful, cottage-style kitchen that perfectly blends tradition with modern utility. The kitchen features shaker-style cabinetry in a soft off-white tone, which complements the home's historic feel while offering plenty of storage. A large pantry provides extra space for household essentials, while a built-in fridge adds convenience without detracting from the room's style. A utility room and downstairs WC are also located on this level, adding further practicality.

From the kitchen, head out through the back door to the private rear garden, a peaceful, low-maintenance outdoor space that offers both seclusion and charm. Not overlooked, the garden provides a serene retreat with a pleasing mix of seating areas, shrubs, wooden fencing, and brick walls. Designed for ease of care, this space is ideal for relaxing, gardening, or entertaining.

Heading back to the living room, the staircase leads you to the first floor, where a long, airy landing connects two spacious bedrooms. Each room has been designed to promote relaxation, with neutral tones that create a calm atmosphere. The main bedroom features another cast-iron fireplace, a charming detail that adds warmth and character, making the room feel both serene and inviting. Both bedrooms offer ample space for furnishings, providing plenty of storage options and comfort.

The fully tiled bathroom is designed with a clean, classic aesthetic, offering a white three-piece suite that includes a bathtub, toilet, and wash basin. A vanity unit below the basin provides convenient storage space, keeping the bathroom both stylish and functional.

Parking for the cottage is located at the rear, where a gated car park is accessible from Elizabeth Way. The secure car park, shared among a small cluster of neighbouring properties, offers peace of mind and convenience. This charming cottage combines the best of historic character and modern amenities, situated within easy reach of University Hospital, local schools, a nearby pub, shops, and major road links. Ideal for those seeking a characterful yet practical home, this cottage promises a delightful blend of tranquillity and accessibility.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: Looking for a property to buy
- Parking Arrangements: Secure car park at the rear
- Council Tax Band: C
- EPC Rating: E
- Total Area: Approx. 898 Sq. Ft



GROUND FLOOR

Lounge	13'8 x 12'10
Dining Room	12'10 x 10'1
Kitchen	12'7 x 6'9

- Pantry
- Utility/WC

FIRST FLOOR

- Landing

Bedroom 1	13'8 x 12'10
Bedroom 2	12'10 x 10'1
Bathroom	
OUTSIDE	
Rear Garden	
Rear Parking	