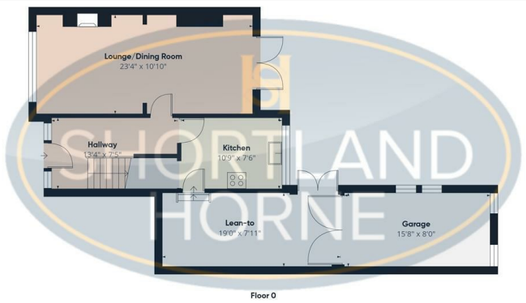
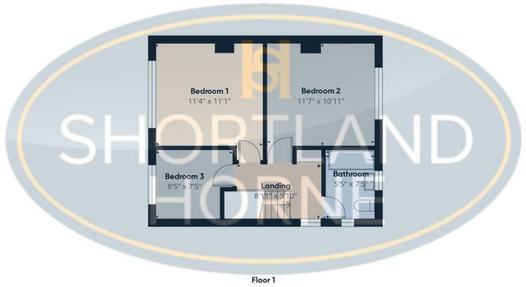
Floor Plan



Floor 0



Floor 1

Approximate total area(1)

1113 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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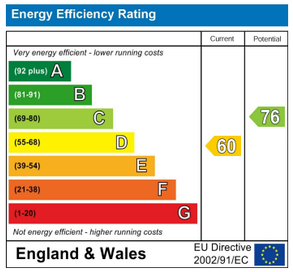
EPC



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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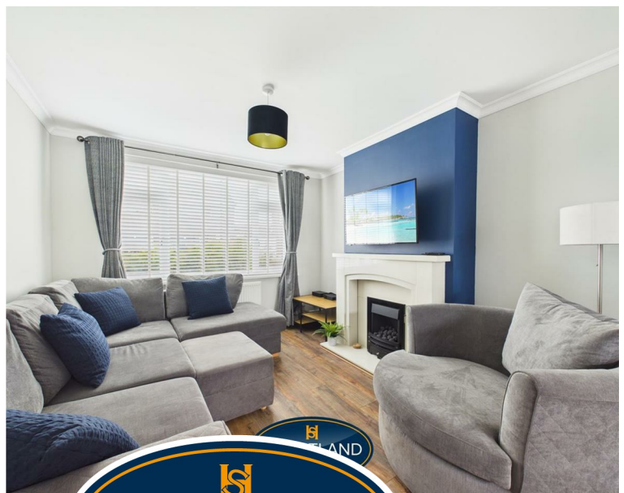

SHORTLAND HORNE

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Charlewood Road

Whitmore Park CV6 4ER

£265,000 Offers Over

Bedrooms 3
Bathrooms 1

This refurbished three bedroom semi detached home on Charlewood Road in Whitmore Park, Coventry, arrives with a quiet confidence, the sort that does not shout for attention yet somehow makes you want to step closer and see more. Offered with no upward chain, it brings a refreshing sense of ease, as though the hard work has already been done and all that is left is the enjoyable part of imagining life unfolding inside. Step through the entrance hall and there is an immediate feeling of gentle welcome, a space that guides you in rather than simply connects rooms, setting the tone for a home that feels both practical and inviting. The lounge sits at the heart of the ground floor, bright and generously proportioned, where daylight drifts in and settles softly, creating a space that feels equally suited to slow evenings with feet up or lively weekends where conversation flows long after the kettle has been boiled again.

The dining room sits just beyond, offering a natural gathering point where meals turn into moments and everyday routines feel a little more special. It is easy to imagine mornings filled with the smell of toast and coffee, or evenings where the table becomes the backdrop to stories, laughter, and plans that stretch into tomorrow. The refitted kitchen continues the sense of fresh renewal, sleek and modern yet grounded in practicality, making it a space where cooking feels less like a task and more like a small daily pleasure, whether that is a quick breakfast before work or a relaxed dinner shared with friends who always stay a bit longer than intended.

Upstairs, three well proportioned bedrooms offer a calm escape from the rhythm of the day. Each room feels adaptable, ready to become a peaceful main bedroom, a cheerful child's room, or a quiet space to work or think, depending on the needs of whoever calls it home. The refitted bathroom completes the first floor with a clean contemporary finish, a place where mornings begin with energy and evenings end in comfort, wrapped in a sense of simple ease.

Outside, the home continues to unfold with gardens to both front and rear, adding layers of green space that shift beautifully with the seasons. The front garden gives a welcoming first impression, while the rear garden offers a more private retreat, perfect for warm afternoons, playful moments, or quiet evenings where the sky changes colour slowly and you are in no rush to go back inside. There is off road parking to the front along with access to a garage, bringing everyday convenience that quietly makes life smoother, especially on busy mornings or late returns when you are glad everything is right where it should be.

Positioned within the sought after Whitmore Park area, this home sits comfortably within a friendly community with excellent local amenities close by and strong transport links into Coventry and beyond, making daily life both connected and convenient. It also falls within the catchment for President Kennedy School, a detail that adds real appeal for families looking to secure quality education options. With double glazing and gas central heating supporting comfort throughout the year, this is a home that balances style, warmth, and practicality, wrapping it all together in a way that feels easy to live in and even easier to love.

GROUND FLOOR		Bedroom 2	11'7 x 10'11
Hallway		Bedroom 3	8'5 x 7'5
Lounge/Dining Room	23'4 x 10'10	Bathroom	7'5 x 5'5
Kitchen	10'9 x 7'6	OUTSIDE	
FIRST FLOOR		Lean-to	19' x 7'11
Landing		Garage	15'8 x 8'
Bedroom 1	11'4 x 11'1	Rear Garden	
		Driveway	